



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Bruce W. McClendon FAICP  
Director of Planning

May 9, 2007

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**ZONING ORDINANCE AMENDMENT (T2007-00002)  
RELATING TO THE SANTA MONICA MOUNTAINS NORTH AREA  
COMMUNITY STANDARDS DISTRICT  
THE MALIBU ZONED DISTRICT  
THIRD SUPERVISORIAL DISTRICT (3 VOTES)**

**IT IS RECOMMENDED THAT YOUR BOARD AFTER THE PUBLIC HEARING:**

1. Consider the attached Addendum to the adopted Negative Declaration together with any comments received during the public review process, find on the basis of the whole record before the Board that there is no substantial evidence that the project will have a significant effect on the environment, find that the Addendum to the adopted Negative Declaration reflects the independent judgment and analysis of the Board, and adopt the Addendum to the adopted Negative Declaration;
2. Approve the recommendation of the Regional Planning Commission as reflected in the attached draft ordinance amending the provisions of the Santa Monica Mountains North Area Community Standards District applicable to local-serving businesses, and determine that it is compatible with and supportive of the goals and policies of the Los Angeles County General Plan and the County's Strategic Plan;
3. Instruct County Counsel to prepare an ordinance to amend the Santa Monica Mountains North Area Community Standards District of the Los Angeles County Code as recommended by the Commission and include any changes by the Board.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The Santa Monica Mountains North Area Community Standards District was adopted in September 2002, along with a zoning consistency program, as part of the implementation measures for the Santa Monica Mountains North Area Plan. It was recently discovered that the zone changes associated with the implementation of the North Area Plan inadvertently caused a local-serving business to become nonconforming. It was not the intent of the North Area Plan or its associated zone changes to eliminate lawfully-established, local-serving businesses appropriately located within the North Area. This amendment is needed to ensure that local-serving businesses which inadvertently may have been made nonconforming by zone changes associated with the adoption of the North Area Plan, can continue to serve residents during emergencies and at other times, that they are allowed to expand their services, and that any such expansions are compatible with the surrounding community and consistent with the goals and policies of the North Area Plan.

### **IMPLEMENTATION OF COUNTYWIDE STRATEGIC PLAN GOALS**

The proposed Santa Monica Mountains North Area CSD amendment promotes the County's Strategic Plan goal of Service Excellence. The proposed amendment has been carefully researched and analyzed to ensure that it is protective of public health and safety and the environment and responsive to public concerns. Establishing a clear set of rules and ensuring efficiency in the County's zoning code promotes Service Excellence.

The proposed Santa Monica Mountains North Area CSD amendment also promotes the County's vision for improving the quality of life in Los Angeles County. The Santa Monica Mountains North Area is primarily a rural area whose residents are spread throughout the Mountains. The proposed CSD amendment will help to ensure that local-serving businesses remain in close proximity to these residents in order to serve them during emergencies and at other times. Additionally, one of the main goals of the CSD is to protect the natural environment throughout the North Area. This amendment facilitates this goal by establishing regulations so that any expansion of local-serving businesses must be consistent with the goals and policies of the North Area Plan and compatible with surrounding land uses. The amendment therefore contributes to the improvement of the quality of life in Los Angeles County by allowing lawfully-established local-serving businesses to be in close proximity to their customers during emergencies and other times, and by adding provisions to protect the natural environment in the Santa Monica Mountains North Area for the benefit of all County residents.

### **FISCAL IMPACT/FINANCING**

Implementation of the proposed Santa Monica Mountains North Area CSD amendment will not result in any significant new costs to the Department of Regional Planning or other County departments. The proposed CSD amendment requires a conditional use permit for any physical expansion of the business. Conditional use permits require fees that are intended to recover the full cost for services provided in reviewing, evaluating, and monitoring projects. Implementation of the North Area CSD amendment will not result in additional net County costs and, therefore, a request for financing is not being made at this time.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

On its meeting held May 30, 2006, your Board directed the Acting Director of Planning to review the impact of the Santa Monica Mountains North Area Plan on local-serving businesses, to recommend appropriate zoning actions to allow these essential local-serving businesses to continue and expand, and to ensure that such uses are compatible with the surrounding community. This proposed amendment addresses your directive.

The Regional Planning Commission conducted a public hearing on the proposed Santa Monica Mountains North Area CSD amendment on March 28, 2007. The request before the Commission was to approve the proposed Santa Monica Mountains North Area Community Standards District amendment. The Regional Planning Commission voted to approve the proposed amendment at this meeting and directed that the amendment be transmitted to your Board for consideration.

A public hearing is required pursuant to Section 22.16.200 of the County Code and Section 65856 of the Government Code. Notice of the hearing must be given pursuant to the procedures set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Government Code Sections 6061, 65090, 65856 relating to notice of public hearing.

### **ENVIRONMENTAL DOCUMENTATION**

In compliance with California Environmental Quality Act (CEQA) Guidelines and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles, the Department of Regional Planning prepared an addendum to the negative declaration adopted for the Santa Monica Mountains North Area Community Standards District. CEQA Section 15164 (b) states that "an addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or

none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.” A negative declaration was prepared for the Santa Monica Mountains North Area CSD. This negative declaration, adopted on October 23, 2001, contemplated commercial uses in the North Area. The uses to be allowed under the proposed amendment are existing uses that were already considered in the original negative declaration. After preparing an Initial Study, staff determined that no new significant environmental effects or substantial increases in the severity of previously identified effects will occur as a result of this amendment; no substantial changes have occurred with respect to the circumstances under which the uses are undertaken; and no new information of substantial importance is available which was not previously discussed in the negative declaration. Therefore, none of the conditions described in Section 15162 have occurred and no subsequent EIR or negative declaration is required. Based on these findings, the Department of Regional Planning has prepared an addendum to the adopted negative declaration, pursuant to CEQA Section 15164. The addendum describes the purpose, contents, and effects of the amendment to the CSD, as well as the locations where the provisions will apply. The addendum was made available for public review from February 26 to March 27, 2007, and is attached to the original adopted negative declaration.

### **IMPACT ON CURRENT SERVICES**

Approval of the proposed North Area CSD amendment will improve planning services to applicants who own lawfully-established local-serving businesses that were inadvertently made nonconforming, by allowing them to continue in a conforming status with no further action required. It also provides a procedure through which such businesses can expand their buildings and structures, through the already-existing conditional use permit process.

It is not anticipated that any additional Regional Planning staff members will be necessary to process conditional use permits associated with the expansion of these businesses.

### **CONCLUSION**

The proposed Santa Monica Mountains North Area CSD amendment is necessary to allow lawfully-established local-serving businesses that were inadvertently made nonconforming to continue and expand. The CSD amendment will streamline planning services by allowing businesses that were inadvertently made nonconforming to continue as conforming, and will ensure that these businesses are compatible with the surrounding community by requiring a conditional use permit for any physical expansion. The advantages of this amendment include: simplicity – no need for businesses that were inadvertently made nonconforming to take any further action to continue operating in a conforming status; efficiency – utilizing the already-existing conditional use permit process to regulate the expansion of such businesses; consistency – with County operating

The Honorable Board of Supervisors  
May 9, 2007  
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procedures, the County of Los Angeles General Plan, and the Santa Monica Mountains North Area Plan, and; certainty – affected businesses are able to continue operation without interruption.

If you have any questions regarding the proposed Santa Monica Mountains North Area CSD amendment, please contact Gina M. Natoli of my staff at (213) 974-6422. Ms. Natoli may also be reached at [gnatoli@planning.lacounty.gov](mailto:gnatoli@planning.lacounty.gov).

Respectfully Submitted,

DEPARTMENT OF REGIONAL PLANNING

A handwritten signature in black ink, appearing to read 'B. McClendon', with a long, sweeping horizontal line extending to the right.

Bruce W. McClendon, FAICP  
Director of Planning

BWM:GMN:VS

Attachments:

1. Resolution of the Regional Planning Commission
2. Project Summary
3. Proposed Santa Monica Mountains North Area CSD Amendment
4. Summary of RPC Proceedings
5. Environmental Documents
6. Legal Notice of Board Hearing
7. List of Persons to be Notified

C: Chief Administrative Officer  
County Counsel  
Executive Officer, Board of Supervisors  
Director, Department of Public Works

## **RESOLUTION**

### **THE REGIONAL PLANNING COMMISSION**

#### **COUNTY OF LOS ANGELES**

**WHEREAS**, The Regional Planning Commission of the County of Los Angeles has conducted a public hearing on March 28, 2007 on the matter of an amendment to Title 22 (Zoning Ordinance) of the Los Angeles County Code, relating to the Santa Monica Mountains North Area Community Standards District (CSD), and

**WHEREAS**, the Commission finds as follows:

1. On October 24, 2000, the Board of Supervisors adopted the Santa Monica Mountains North Area Plan.
2. The North Area Plan directed the Department of Regional Planning to undertake several actions, including a zoning consistency program and creating a community standards district, critical for implementation.
3. Several parcels in commercial and manufacturing land use categories were changed to non-commercial and non-manufacturing land use categories and/or zoning with the adoption of the North Area Plan and its associated zone changes.
4. Implementation of zone changes associated with the North Area Plan and adoption of Ordinance 2002-0062Z inadvertently caused at least one lawfully-established local-serving business to become nonconforming.
5. It is in the interest of public health, safety, and welfare to ensure that local-serving businesses are sited near their customers in order to respond to emergencies and at other times.
6. The North Area Plan supports local-serving businesses sited in appropriate locations.
7. It was not the intent of the North Area Plan or its associated zone changes to eliminate lawfully-established local-serving businesses appropriately located within the North Area.
8. A need for the proposed standards exists in order to allow local-serving businesses, lawfully established prior to the adoption of Ordinance 2002-0062Z, to continue.

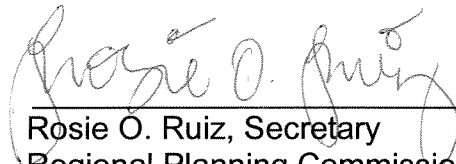
9. It is sometimes necessary for businesses to extend, expand or enlarge in order to effectively continue operation and provide customer service. The proposed standards will allow those lawfully-established local-serving businesses made nonconforming by Ordinance 2002-0062Z to extend, expand, or enlarge their area of land, building, or structure under certain conditions.
10. The proposed standards are necessary at this time because at least one lawfully-established local-serving business is unable to expand and provide complete service to its customers due to its nonconforming status, and other local-serving businesses and customers may be similarly affected.
11. The proposed standards will ensure that any extension, expansion, or enlargement of the subject business is compatible with the goals and policies of the North Area Plan and will not adversely affect surrounding residents.
12. A Negative Declaration was adopted for the Santa Monica Mountains North Area CSD. An Initial Study was prepared for this project, in compliance with the California Environmental Quality Act (CEQA) and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study showed that, in light of the whole record before the Commission, no new significant environmental effects or substantial increases in the severity of previously-identified effects will occur as a result of this amendment; no substantial changes have occurred with respect to the circumstances under which the uses are undertaken; and no new information of substantial importance is available which was not previously discussed in the Negative Declaration. Based on the Initial Study, the Department of Regional Planning prepared an addendum to the Negative Declaration for the CSD.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Regional Planning Commission recommends to the Board of Supervisors of the County of Los Angeles as follows:

1. That the Board of Supervisors hold a public hearing to consider the recommended amendment to the Santa Monica Mountains North Area CSD.
2. That the Board of Supervisors find the recommended amendment is consistent with the goals, policies and programs of the Los Angeles County General Plan.

3. That the Board of Supervisors find that the public safety, the public convenience, the general welfare and good planning practice justify implementing the policies of the North Area Plan.
4. That the Board of Supervisors adopt the above recommended amendment, allowing legally-established local-serving businesses to continue in a conforming status and adding a heightened level of review for expansion of such businesses.
5. That the Board of Supervisors certify the Addendum to the adopted Negative Declaration for the Santa Monica Mountains CSD, and find that the project will not have a significant effect on the environment.

I hereby certify that the foregoing resolution was adopted by a majority of the members of the Regional Planning Commission in the County of Los Angeles on February 28, 2007.



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Rosie O. Ruiz, Secretary  
Regional Planning Commission  
County of Los Angeles

**COUNTY OF LOS ANGELES  
DEPARTMENT OF REGIONAL PLANNING**

**PROJECT SUMMARY**

**PROJECT IDENTIFICATION:** Santa Monica Mountains North Area Community Standards District Local-Serving Businesses Amendment.

**REQUEST:** Adopt the Santa Monica Mountains North Area Community Standards District (CSD) Amendment.

**LOCATION:** Santa Monica Mountains North Area (Third Supervisorial District).

**STAFF CONTACT:** Ms. Gina M. Natoli, AICP, at (213) 974-6422.

**RPC HEARING DATE:** March 28, 2007

**RPC RECOMMENDATIONS TO BOARD OF SUPERVISORS:**

- Hold a public hearing to consider the proposed amendment to the Santa Monica Mountains North Area CSD.
- Find that the amendment is consistent with the goals, policies, and programs of the Los Angeles County General Plan.
- Find that public safety, public convenience, general welfare, and good planning practice justify implementing the policies of the Santa Monica Mountains North Area Plan (Plan).
- Adopt the recommended amendment allowing legally-established local-serving businesses to continue in a conforming status and adding a heightened level of review for the physical expansion of such businesses.
- Certify the Addendum to the adopted Negative Declaration for the Santa Monica Mountains North Area CSD, and find that the project will not have a significant effect on the environment.

**MEMBERS VOTING AYE:** Valadez, Bellamy, Rew, and Modugno.

**MEMBERS VOTING NAY:** None.

**MEMBERS NOT VOTING:** Helsley (absent).

**KEY ISSUES:** The Santa Monica Mountains North Area Community Standards District was adopted in October 2001, along with a zoning consistency program, as part of the implementation measures for the Santa Monica Mountains North Area Plan. It was recently discovered that the zone changes associated with the implementation of the Plan caused a lawfully-established local-serving business to become nonconforming. It was not the

intent of the North Area Plan or its associated zone changes to eliminate lawfully-established local serving businesses appropriately located within the North Area.

The proposed amendment is needed to ensure that these businesses can continue to serve residents during emergencies and at other times. The amendment also ensures that the natural environment and neighborhood character are protected by establishing a heightened level of review for the expansion of such businesses. Any expansion of the building or structure of said businesses would require approval of a conditional use permit. Applicants for such permits must substantiate that the use was lawfully established and in conformance with all applicable laws and ordinances prior to September 19, 2002, that the expanded use is consistent with the goals and policies of the North Area Plan, and that it is a local-serving business that is compatible with surrounding land uses.

**MAJOR POINTS FOR:**

The amendment:

- Allows lawfully-established local-serving businesses that were inadvertently made nonconforming to continue in order to serve residents during emergencies and at other times.
- Establishes heightened environmental review for the expansion of such businesses in order to protect public health, safety, and welfare and the natural environment.
- Clarifies the conditions under which such businesses are allowed to continue and the requirements for them to expand their buildings or structures.

**MAJOR POINTS AGAINST:**

- None received.

SANTA MONICA MOUNTAINS NORTH AREA  
COMMUNITY STANDARDS DISTRICT AMENDMENT ORDINANCE

ORDINANCE NO. \_\_\_\_\_

An Ordinance amending Title 22.44.133 Santa Monica Mountains North Area Community Standards District to add a provision to Community-wide Development Standards.

The Board of Supervisors of the County of Los Angeles ordains as follows:

**SECTION 1.** Section 22.44.133 D. Community-wide Development Standards is amended to read as follows:

...

7. Local-serving businesses.

a. Local-serving businesses and associated buildings and structures that were lawfully established and in compliance with all applicable ordinances and laws prior to September 19, 2002, and which became nonconforming as a result of the adoption of Ordinance 2002-0062Z, are not subject to the provisions of Part 10 of Chapter 22.56. Such uses, buildings, and structures may continue as long as the use does not change. If the use is discontinued for a period of two or more years, any new use on the parcel will then become subject to the provisions of Part 10 of Chapter 22.56 and must conform to the North Area Plan land use category and designated zoning.

b. A conditional use permit shall be required for:

i. Any extension, expansion, or enlargement of the area of land, or the area within a building or structure requiring a building permit;

ii. Alteration, enlargement of, or addition to a building or structure requiring a building permit; or,

iii. Addition of land, buildings, or structures used in conjunction with the use, building, or structure.

c. In addition to the information required by Section 22.56.030, the applicant for a conditional use permit must provide proof that the use, building, or structure was lawfully established prior to September 19, 2002.

d. In addition to the information required by Section 22.56.040, the applicant for a conditional use permit shall substantiate that the proposed expansion:

i. Is consistent with the goals and policies of the Santa Monica Mountains North Area Plan; and

ii. Is a local-serving business use that is compatible with surrounding land uses.

**REGIONAL PLANNING COMMISSION  
SUMMARY OF PUBLIC HEARING PROCEEDINGS  
SANTA MONICA MOUNTAINS NORTH AREA  
COMMUNITY STANDARDS DISTRICT AMENDMENT**

The Regional Planning Commission (RPC) held a public hearing on March 28, 2007 to consider the Santa Monica Mountains North Area Community Standards District (CSD) amendment. The proposed amendment allows lawfully-established local-serving businesses that were inadvertently made nonconforming by the adoption of zone changes associated with the implementation of the Santa Monica Mountains North Area Plan, to continue in a conforming status. The amendment also establishes a heightened level of review for the physical expansion of such businesses. Located in the Third Supervisorial District, the Santa Monica Mountains North Area is the unincorporated area west of the City of Los Angeles, east of Ventura County, and north of the coastal zone boundary.

Notice of public hearing was published in local newspapers and notices were sent to every property owner in the North Area whose property was zoned as commercial or manufacturing under the previous land use plan for the area (Santa Monica Mountains Interim Area Plan), and under the current Santa Monica Mountains North Area Plan. Notices were also sent to owners of property within 500 feet of these properties, as well as to those individuals and organizations on the Department's Santa Monica Mountains North Area courtesy mailing list. The draft CSD amendment, staff report, Initial Study, and addendum to the Negative Declaration were available for review at the following locations:

- Dept. of Regional Planning website: <http://planning.lacounty.gov/spSmmnap.htm>
- Dept. of Regional Planning office: Hall of Records, 320 West Temple Street, Room 1356, Los Angeles, CA
- Los Angeles County One Stop Center: 26600 Agoura Road 110, Calabasas, CA
- Calabasas Public Library: 23975 Park Sorrento, Calabasas, CA
- Agoura Hills Public Library: 29901 Ladyface Court, Agoura Hills, CA
- Westlake Village Public Library: 31220 Oak Crest Drive, Westlake Village, CA
- Resource Conservation District: 30000 Mulholland Highway, Agoura, CA

**March 28, 2007**

Staff presented the proposed CSD amendment to the Commission for its review. The Commission held a brief discussion and then opened the public hearing. No testimony was received from the public. The Commission approved the proposed CSD amendment on a vote of 4-0 (one commissioner absent) and directed staff to transmit the amendment to the Board of Supervisors for their consideration.

COUNTY OF LOS ANGELES  
DEPARTMENT OF REGIONAL PLANNING  
320 WEST TEMPLE STREET  
LOS ANGELES, CALIFORNIA 90012

**ADDENDUM TO NEGATIVE DECLARATION**

**PROJECT NUMBER:** T2007-00002

1. **DESCRIPTION:**

An amendment to the Santa Monica Mountains North Area Community Standards District. The amendment is being undertaken to return pre-existing lawfully-established local-serving businesses, which were inadvertently made nonconforming with the adoption of Ordinance 2002-0062Z, to conforming status. This is necessary to ensure that service providers remain in close proximity to their customers during emergencies and other times. The amendment does not authorize any new uses or any development more intense than was allowed under the previous zoning. The amendment also adds provisions to ensure that the uses, buildings, and structures are in conformance with the goals and policies of the Santa Monica Mountains North Area Plan, that they are local-serving, and that they are compatible with surrounding land uses, by requiring approval of a conditional use permit for any physical expansion of the business.

2. **LOCATION:**

Parcels scattered throughout the area of the Santa Monica Mountains west of the City of Los Angeles and north of the coastal zone boundary, with concentrations along Mulholland Highway at the intersections with Cornell Road, Troutdale Drive, and Cornell School Road; Topanga Canyon Boulevard between Santa Maria Road and Cheney Drive; the intersection of Las Virgenes Road and Brittany Court; the intersection of Agoura Road and Liberty Canyon Road; and north of the Ventura Freeway (US-101) west of Parkway Calabasas.

3. **PROPONENT:**

County of Los Angeles  
Department of Regional Planning  
320 West Temple Street 13<sup>th</sup> Floor  
Los Angeles, CA 90012

4. FINDINGS OF NO SIGNIFICANT EFFECT:

BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL REQUIRE ONLY MINOR TECHNICAL CHANGES TO THE ADOPTED NEGATIVE DECLARATION FOR THE CSD AND WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT. THEREFORE, AN ADDENDUM HAS BEEN PREPARED PURSUANT TO CEQA GUIDELINES SECTION 15164.

5. LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:

THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS ADENDUM IS BASED IS: DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012

PREPARED BY: Veronica Siranosian  
DATE: February 21, 2007

**ADDENDUM  
TO THE  
SANTA MONICA MOUNTAINS NORTH AREA  
COMMUNITY STANDARDS DISTRICT  
NEGATIVE DECLARATION  
AND  
INITIAL STUDY**

**SANTA MONICA MOUNTAINS NORTH AREA  
COMMUNITY STANDARDS DISTRICT AMENDMENT**

**Local-Serving Businesses Ordinance**

Los Angeles County Department of Regional Planning  
320 West Temple Street, 13<sup>th</sup> Floor  
Los Angeles, California 90012

February 21, 2007

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## **1.0 INTRODUCTION**

Pursuant to the provisions of the California Environmental Quality Act (CEQA) and CEQA Guidelines, Los Angeles County is the Lead Agency, and is charged with the responsibility of deciding whether or not to approve the proposed project, a local-serving businesses ordinance, which is an amendment to the Santa Monica Mountains North Area Community Standards District to allow local-serving uses, buildings, and structures that were lawfully established and in compliance with all applicable ordinances and laws prior to the adoption of the zone changes associated with implementation of the Santa Monica Mountains North Area Plan, which became nonconforming as a result of the adoption of Ordinance 2002-0062Z, to continue as long as the use does not change. This document evaluates the potential environmental effects of the proposed Local-Serving Businesses Ordinance, and determines the appropriate form of environmental documentation pursuant to the California Environmental Quality Act.

### **1.1 BACKGROUND**

The Santa Monica Mountains North Area Plan (Plan) was adopted on October 24, 2000 to provide a more focused policy for the regulation of development within the unincorporated area of the Santa Monica Mountains north of the coastal zone.

The Plan directed the Department of Regional Planning to prepare a zoning consistency program and community standards district (CSD) to implement the Plan. Zone changes were made to ensure that zoning was consistent with the adopted plan, per the requirements of California Government Code Section 65860.

Recently, it was discovered that zone changes that took place with the adoption of Ordinance 2002-0062Z inadvertently caused a lawfully-established local-serving business to become nonconforming. In order to ensure that local-serving businesses are able to continue to serve residents during emergencies and other times, on May 30, 2006 the Los Angeles County Board of Supervisors instructed the Acting Director of Planning to carry out the following activities:

1. To review the impact of the Santa Monica Mountains North Area Plan on local-serving professional, repair and maintenance services;
2. To recommend appropriate zoning actions to allow these essential local-serving businesses to continue and expand; and
3. To ensure that the uses are compatible with the surrounding community.

The proposed ordinance will amend the CSD to allow such local-serving business uses, buildings, and structures to continue.

### **1.1.1 Santa Monica Mountains North Area Plan and the Santa Monica Mountains North Area Community Standards District**

The Santa Monica Mountains North Area Plan contains goals and policies to guide the regulation of development within the unincorporated area of the Santa Monica Mountains North Area. The North Area Plan refines the policies of the County-wide General Plan as it applies to the North Area.

The Community Standards District is a means of implementing the goals and policies of the Plan in a manner that protects the health, safety, and welfare of the community, especially the surrounding natural environment. The CSD includes community-wide development standards intended to preserve the area's natural environment and ensure that new development is compatible with the existing communities. These standards address issues that affect the entire North Area and serve to provide continuity and uniformity throughout the community.

### **1.1.2 Previous Environmental Documentation**

The Los Angeles County Board of Supervisors adopted the Final Negative Declaration (Neg Dec) for the Santa Monica Mountains North Area CSD on October 23, 2001. The Neg Dec determined that development allowed pursuant to the CSD would have no adverse impacts because the CSD set forth development standards intended to protect the natural environment. Based on the Initial Study for the CSD, it was determined that the project would not have a significant effect on the environment.

## **1.2 PURPOSE AND SCOPE**

Pursuant to CEQA, the CEQA Guidelines, and the County's Environmental Document Reporting Procedures and Guidelines, an Initial Study has been prepared in order to determine whether amending the Santa Monica Mountains North Area Community Standards District to adopt the Local-Serving Businesses Ordinance would result in significant new or substantially more severe environmental impacts than were addressed in the Negative Declaration for the CSD that would require the preparation of a subsequent or supplemental environmental impact report (EIR) or negative declaration.

This Initial Study includes an analysis of the provisions of Section 15162 and Section 15164 of the State CEQA Guidelines. The Initial Study examines whether the Negative Declaration adequately addresses the impacts associated with implementation of the proposed amendment.

### **1.2.1 Use of an Addendum to a Previously-Adopted Negative Declaration**

Section 15164 of the CEQA Guidelines states that an addendum to an EIR or negative declaration shall be prepared "if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." Subdivisions (a) and (b) of Section 15162 of the CEQA Guidelines identify

the conditions that require preparation of a subsequent EIR. According to CEQA Guidelines Section 15162 (a), a proposed change in a project will require preparation of a subsequent EIR or negative declaration if:

1. *The change in the project is substantial.* Substantial changes in the project are those that would require “major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects, or a substantial increase in the severity of previously identified significant effects.”
2. *The circumstances under which the project is undertaken have substantially changed.* Substantial changes in the circumstances under which the project is being undertaken are defined as those that would “require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.”
3. *New information of substantial importance, which was not known and could not have been known, with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:*
  - A. “The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
  - B. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - D. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.”

Per CEQA Guidelines Section 15162 (b), “if changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under *subdivision* (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.”

If none of the conditions set forth in CEQA Guidelines Section 15162 subdivisions (a) or (b) have occurred, the County may require preparation of a subsequent Negative Declaration, or an Addendum to a previously adopted Negative Declaration if only minor technical changes or additions are necessary, or the County may decide that no further environmental documentation is necessary.

This Initial Study relies on use of an Environmental Checklist Form (Form), as suggested in Section 15063 (d) (3) of the CEQA Guidelines. The Form is used:

- To evaluate whether or not there are any new or more severe significant environmental effects associated with implementation of the proposed project; and
- To review whether there is new information or circumstances that would require preparation of additional environmental documentation or if an addendum is appropriate.

Section 3.0 of this document contains the Checklist Form and explains the basis for each response to the questions on the Form.

### **1.3 FINDINGS AND CONCLUSIONS OF THE INITIAL STUDY**

The project description contained in Chapter 2.0 of the Initial Study and each of the issues contained in the checklist presented in Section 3.0 of this document have been evaluated. Based on CEQA Guidelines, the County determined that an addendum to the Neg Dec for the Santa Monica Mountains North Area CSD would be the appropriate CEQA document. With only minor changes, the Initial Study addresses the impacts associated with the proposed ordinance. The only impacts that were found to result from the proposed ordinance were identified as less than significant in the Initial Study. In addition, it was found that the impacts of the proposed ordinance would be no more severe than was found in the Initial Study. Based on this analysis and the information contained herein, there is no evidence that the proposed project requires the preparation of a subsequent Neg Dec or environmental impact report.

### **1.4 EXISTING DOCUMENTS TO BE INCORPORATED BY REFERENCE**

Section 15150 of the CEQA Guidelines permits an environmental document to incorporate by reference other documents that provide relevant data.

The documents outlined in this section are hereby incorporated by reference – and the pertinent material is summarized throughout this Initial Study/Addendum – where that information is relevant to the analysis of impacts of the project. All documents incorporated by reference are available for review at the Los Angeles County Department of Regional Planning.

- Negative Declaration for the Santa Monica Mountains North Area Community Standards District, adopted October 23, 2001.

## **1.5 CONTACT PERSON**

The Lead Agency for the Initial Study for the amendment is Los Angeles County. Any questions about the preparation of this Initial Study, its assumptions, or its conclusions should be referred to the following:

Gina M. Natoli, AICP  
Los Angeles County Department of Regional Planning  
320 West Temple Street, 13<sup>th</sup> Floor  
Los Angeles, California 90012  
(213) 974-642

## **2.0 PROJECT DESCRIPTION**

### **2.1 INTRODUCTION**

The proposed Ordinance amends the Santa Monica Mountains North Area Community Standards District to address the existence of lawfully-established local-serving businesses that were inadvertently made nonconforming with the adoption of Ordinance 2002-0062Z. The amendment will apply only to those local-serving businesses that were lawfully established and in compliance with all applicable ordinances and laws prior to September 19, 2002, as long as the use does not change. The provision is intended to ensure that local-serving businesses are in close proximity to their customers during emergencies and other times.

The proposed project requires the following approval by Los Angeles County:

- Adoption of an ordinance amending the Santa Monica Mountains North Area Community Standards District to allow local-serving business uses, buildings, and structures that were lawfully established and in compliance with all applicable ordinances and laws prior to the adoption of zone changes associated with implementation of the North Area Plan, which became nonconforming as a result of the adoption of Ordinance 2002-0062Z, to continue as long as the use does not change.

### **2.2 PROJECT LOCATION AND SETTING**

#### **2.2.1 Location**

The area covered by the North Area Plan is located approximately 27 miles west of downtown Los Angeles between Ventura County on the north and west, the City of Los Angeles on the east, and the coastal zone on the South, excluding the cities of Westlake Village, Agoura Hills, Calabasas and Hidden Hills. The parcels potentially affected by the proposed amendment are scattered throughout the area, with concentrations along Mulholland Highway at the intersections with Cornell Road, Troutdale Drive, and Cornell School Road; Topanga Canyon Boulevard between Santa Maria Road and

Cheney Drive; the intersection of Las Virgenes Road and Brittany Court; the intersection of Agoura Road and Liberty Canyon Road; and north of the Ventura Freeway (US-101) west of Parkway Calabasas.

### **2.2.2 Physical Features**

The topography of the parcels potentially affected by this amendment consists mainly of relatively flat lands, with some rolling and moderately steep hills. No perennial streams run through the parcels potentially affected by the amendment.

### **2.2.3 Characteristics of Existing land Uses Within Unincorporated Area**

The existing land uses of the subject properties include Rural Residential, Mountain Lands, and Commercial. These land use categories generally consist of low-density single-family detached housing in rural areas; rolling hillside areas, steep slopes, and isolated mountain lands; and general shopping and commercial areas that serve the needs of residents, workers, highway users, and tourists.

### **2.2.4 Characteristics of Existing Land Uses Within Adjacent Communities**

The parcels potentially affected by this amendment are located throughout the area covered by the Plan. The existing uses of the surrounding properties vary, but can generally be categorized as follows:

- Mainly undeveloped open spaces, including publicly-owned lands,
- Hillside and mountain areas with limited residential and commercial development,
- Low-density single-family residential and some rural residential areas,
- Areas for general shopping and commercial services, and
- Areas designated to provide for major transportation facilities.

## **2.3 ORDINANCE DESCRIPTION**

### **2.3.1 Specific Provisions of the Proposed Ordinance**

As previously stated, the proposed project consists of an amendment to the Santa Monica Mountains North Area Community Standards District to allow local-serving business uses, buildings, and structures that were lawfully established and in compliance with all applicable ordinances and laws prior to the adoption of the zone changes associated with implementation of the North Area Plan, which became nonconforming as a result of the adoption of Ordinance 2002-0062Z, to continue as long as the use does not change. The proposed Ordinance would add the following provision to the CSD:

- *Local-serving businesses and associated structures that were lawfully established and in compliance with all applicable ordinances and laws prior to September 19, 2002, and which became nonconforming as a result of the*

*adoption of Ordinance 2002-0062Z, are not subject to the provisions of Part 10 of Chapter 22.56. Such uses, buildings, and structures may continue as long as the use does not change. If the use is discontinued for a period of two years or more, any new use on the parcel will then become subject to the provisions of Part 10 of Chapter 22.56 and must conform to the North Area Plan land use category and designated zoning.*

The proposed ordinance would not authorize additional uses or a change in use. It only applies to those businesses that were inadvertently made nonconforming with the adoption of Ordinance 2002-0062Z. These uses, buildings, and structures are only considered conforming if the use does not change.

- *A conditional use permit shall be required for any extension, expansion, or enlargement of the area of land, or the area within a building or structure requiring a building permit; alteration, enlargement of, or addition to a building or structure requiring a building permit; or addition of land, buildings or structures used in conjunction with the use, building, or structure. In addition to the information required by Section 22.56.030, the applicant must provide proof that the business use or structure was lawfully established prior to September 19, 2002.*

Lawfully-established local-serving businesses are allowed to continue as long as the use does not change. Business owners are allowed to expand their use, building, or structure, however, any such action requires the approval of a conditional use permit. Applicants for such permits must prove the business was lawfully established prior to the adoption of Ordinance 2002-0062Z.

- *In addition to the information required by Section 22.56.040, the applicant shall substantiate that the proposed expansion is consistent with the goals and policies of the Santa Monica Mountains North Area Plan and that it is a local-serving use that is compatible with surrounding land uses.*

The proposed ordinance will require that applicants for conditional use permits substantiate that the expansion of the use, building, or structure is consistent with the goals and policies of the Plan and is a local-serving business use that is compatible with surrounding land uses.

### **2.3.2 General Effects of the Proposed Ordinance**

The proposed ordinance will apply to parcels throughout the North Area where a local-serving business was lawfully established and in compliance with all applicable ordinances and laws, and which was inadvertently made nonconforming with the adoption of Ordinance 2002-0062Z. The proposed ordinance does not modify any of the land use designations or zoning boundaries set forth in the Santa Monica Mountains North Area Plan. Therefore, the proposed ordinance does not modify or affect the type or mix of planned land uses that are allowed to develop pursuant to the North Area Plan and

CSD. Additionally, the proposed ordinance does not authorize any changes in existing uses or any intensification of new development where none was previously authorized. It only restores lawfully-established, existing uses that were inadvertently made nonconforming to conforming status. It also requires a conditional use permit for any extension, expansion, or enlargement of the area of land, or the area within a building or structure requiring a building permit; alteration, enlargement of, or addition to a building or structure requiring a building permit; or addition of land, buildings, or structures used in conjunction with the use, building, or structure. This is meant to ensure that certain changes to the business use or structure(s) made conforming by the amendment are consistent with the goals and policies of the Plan and are compatible with surrounding land uses. Pursuant to CEQA Guidelines Section 15162, the amendment therefore qualifies as a minor change.

### **3.0 INITIAL STUDY**

#### **3.1 ENVIRONMENTAL CHECKLIST FORM**

The following pages contain the Environmental Checklist Form (Form) for the proposed project. The Form is marked with findings as to the environmental effects of the project. A checked box (■) in one of the first four columns indicates the need to prepare additional environmental analysis in the form of a supplemental or subsequent EIR. If all of the checked boxes fall in the last two columns, preparation of a mitigated negative declaration, a negative declaration, or an addendum will be required.

As explained in Section 1.0, this analysis has been undertaken, pursuant to the provisions of CEQA, to provide the factual basis for determining, based on the information available, the form of environmental documentation the project warrants. The basis for each of the findings listed in the attached Form is explained in the text following the checklist.

PROJECT *Not Applicable*

NUMBER: \_\_\_\_\_

CASES: \_\_\_\_\_



\*\*\* INITIAL STUDY \*\*\*

COUNTY OF LOS ANGELES  
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

I.A. Map Date: Not Applicable Staff Member: Siranosian, Veronica

Thomas Guide: 557-560 and 586-590 USGS Quad: Thousand Oaks, Calabasas, Canoga Park, Malibu Beach, Point Dume, Topanga

Location: Parcels scattered throughout the unincorporated area of the Santa Monica Mountains west of the City of Los Angeles and north of the Coastal Zone boundary, with concentrations along Mulholland Highway at the intersections with Cornell Road, Troutdale Drive, and Cornell School Road; Topanga Canyon Boulevard between Santa Maria Road and Cheney Drive; the intersection of Las Virgenes Road and Brittany Court; the intersection of Agoura Road and Liberty Canyon Road; and north of the Ventura Freeway (US-101) west of Parkway Calabasas.

Description of Project: An amendment to the Santa Monica Mountains North Area Community Standards District allowing local-serving uses, buildings, and structures that were lawfully established and in compliance with all applicable ordinances and laws prior to the adoption of the zone changes associated with implementation of the North Area Plan, which became nonconforming as a result of the adoption of Ordinance 2002-0062Z, to continue as long as the use does not change. The provision also specifies that approval of a conditional use permit is required for any expansion of the business.

Gross Acres: 209

Environmental Setting: The topography of the parcels potentially affected by this amendment consists mainly of relatively flat lands, with some rolling and moderately steep hills. No perennial streams run through the parcels potentially affected by the amendment.

Zoning: R-1, A-1, O-S, R-R

General Plan: Non-urban, Open Space, Rural Communities, Significant Ecological Area

Community/Area wide Plan: OS, OS-P, OS-DR, N20, N10, N5, N2, N1

Major projects in area:

<u>PROJECT NUMBER</u>	<u>DESCRIPTION &amp; STATUS</u>
<i>Not Applicable</i>	

**NOTE:** For EIRs, above projects are not sufficient for cumulative analysis.

### REVIEWING AGENCIES

#### Responsible Agencies

- ☐ None  
☒ Regional Water Quality Control Board  
     ☒ Los Angeles Region  
     ☐ Lahontan Region  
☐ Coastal Commission  
☐ Army Corps of Engineers

#### ☒ CA Dept. of Transportation

- ☐  
☐  
☐  
☐  
☐

#### Trustee Agencies

- ☒ None  
☐ State Fish and Game  
☐ State Parks

- ☐  
☐  
☐

#### Special Reviewing Agencies

- ☒ None  
☒ Santa Monica Mountains Conservancy  
☐ National Parks  
☐ National Forest  
☐ Edwards Air Force Base  
☐ Resource Conservation District of Santa Monica Mtns. Area

#### ☒ City of Agoura Hills

- ☒ City of Calabasas  
☒ City of Hidden Hills  
☒ City of Los Angeles  
☒ City of Malibu

#### ☒ City of Westlake Village

- ☒ County of Ventura  
☒ California State University, Fullerton

- ☐  
☐  
☐  
☐  
☐

#### Regional Significance

- ☐ None  
☒ SCAG Criteria  
☐ Air Quality  
☐ Water Resources  
☒ Santa Monica Mtns. Area

- ☐

- ☐

- ☐

- ☐

- ☐

- ☐

#### County Reviewing Agencies

- ☐ Subdivision Committee

- ☐ DPW:

- ☐

- ☐

- ☐

- ☐

IMPACT ANALYSIS MATRIX			ANALYSIS SUMMARY (See individual pages for details)			
			Less than Significant Impact/No Changes or New Information Requiring Preparation of an EIR			
			New Information Showing Ability to Reduce Effects			
			New Information Showing Greater Significant Effect			
CATEGORY	FACTOR	Pg				Change Requiring Major EIR Revisions
<b>HAZARDS</b>	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>RESOURCES</b>	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>SERVICES</b>	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>OTHER</b>	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

#### DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS\* shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

#### Development Policy Map

- Designation: Applicable only to individual development projects.
- ☒ Yes ☐ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☐ Check if DMS printout generated (attached)

Date of  
printout:

☐ Check if DMS overview worksheet completed (attached)

EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

**FINAL DETERMINATION:** On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

- ☒ **ADDENDUM TO NEGATIVE DECLARATION**, inasmuch as the proposed project is a minor technical change or addition to the adopted Community Standards District.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that none of the conditions described in CEQA Section 15162 calling for the preparation of a subsequent EIR or negative declaration exist.

- ☐ **NEGATIVE DECLARATION**, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

- ☐ **MITIGATED NEGATIVE DECLARATION**, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

- ☐ **ENVIRONMENTAL IMPACT REPORT\***, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

- ☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_  
\_\_\_\_\_

Approved by: Gina M. Natoli Date: \_\_\_\_\_

- ☐ Determination appealed – see attached sheet.

\*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

## HAZARDS - 1. Geotechnical

SETTING/IMPACTS	HAZARDS - 1. Geotechnical					
	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Is the project site located in an area containing a major landslide(s)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Is the project site located in an area having high slope instability?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## DISCUSSION

The topography of the parcels potentially affected by this amendment consists mainly of relatively flat lands, with some rolling and moderately steep hills. Some of the parcels potentially affected are in landslide or liquefaction zones. No fault traces cross the subject parcels and no parcels are located in seismic zones.

## CONCLUSION

☐ Subsequent/Supplemental EIR

☒ Addendum EIR/ND

☐ No Additional Analysis

## HAZARDS - 2. Flood

SETTING/IMPACTS	HAZARDS - 2. Flood					
	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Is the project site located in or subject to high mudflow conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Could the project contribute or be subject to high erosion and debris deposition from run off?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Would the project substantially alter the existing drainage pattern of the site or area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Other factors (e.g., dam failure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### DISCUSSION

A few of the subject parcels contain major drainage courses. A few of the subject parcels contain 100-year floodplains.

### CONCLUSION

☐ Subsequent/Supplemental EIR

☒ Addendum EIR/ND

☐ No Additional Analysis

## HAZARDS - 3. Fire

SETTING/IMPACTS	HAZARDS - 3. Fire					
	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Is the project site in a high fire hazard area and served by inadequate access due to lengths, widths, surface materials, turnarounds or grade?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Is the project site located in an area having inadequate water and pressure to meet fire flow standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Does the proposed use constitute a potentially dangerous fire hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Other factors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### DISCUSSION

All of the parcels potentially affected by the amendment are located in a Very High Fire Hazard Severity Zone.

### CONCLUSION

☐ Subsequent/Supplemental EIR

☒ Addendum EIR/ND

☐ No Additional Analysis

## HAZARDS - 4. Noise

SETTING/IMPACTS	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. Is the project site located near a high noise source (airports, railroads, freeways, industry)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other factors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### DISCUSSION

Some of the parcels potentially affected by this amendment are near the Ventura Freeway (US-101).

### CONCLUSION

☐ Subsequent/Supplemental EIR

☒ Addendum EIR/ND

☐ No Additional Analysis

## RESOURCES - 1. Water Quality

SETTING/IMPACTS	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. Is the project site located in an area having known water quality problems and proposing the use of individual water wells?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will the proposed project require the use of a private sewage disposal system?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations or is the project proposing on-site systems located in close proximity to a drainage course?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other factors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### DISCUSSION

The subject parcels may use onsite wastewater treatment systems. A few of these parcels are located in close proximity to drainage courses.

### CONCLUSION

☐ Subsequent/Supplemental EIR

☒ Addendum EIR/ND

☐ No Additional Analysis

## RESOURCES - 2. Air Quality

SETTING/IMPACTS	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for nonresidential uses)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure, or exceed AQMD thresholds of potential significance per Screening Tables of the CEQA Air Quality Handbook?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Would the project conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Other factors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## DISCUSSION

The proposed amendment does not authorize new development in an area where it was not previously allowed.

## CONCLUSION

☐ Subsequent/Supplemental EIR

☐ Addendum EIR/ND

☒ No Additional Analysis

## RESOURCES - 3. Biota

SETTING/IMPACTS						
	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Is a major drainage course, as identified on USGS quad sheets by a blue, dashed line, located on the project site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Does the project site contain oak or other unique native trees (specify kinds of trees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Other factors (e.g., wildlife corridor, adjacent open space linkage)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### DISCUSSION

The subject parcels contain portions of SEA Nos. 3, 4, 5, 6, 8, 9, and 12. No construction is proposed as part of the project. The subject parcels contain many waterways throughout portions of the Malibu Creek watershed. The parcels also contain Southern Coast Live Oak Riparian Forest, Southern Riparian Forest, Valley Needlegrass Grassland, and Valley Oak Woodland. Other native trees on the parcels are Coast live oak, valley oak, western sycamore, southern California black walnut, and California juniper. The project site is a habitat for southern California rufous-crowned sparrow, pallid bat, golden eagle, coastal western whiptail, Braenton's milk-vetch, burrowing owl, round-leaved flarea, slender mariposa lily, Plummer's mariposa lily, monarch butterfly, San Bernardino ringneck snake, Agoura Hills dudleya, Santa Monica Mountains dudleya, southwestern pond turtle, spotted bat, western mastiff bat, California mountain kingsnake, San Diego desert woodrat, Lyon's pentachaeta, Coast horned lizard, coastal California gnatcatcher, two-striped garter snake, Sonoran maiden fern, and Santa Monica grasshopper. The subject parcels are also part of the Liberty Canyon wildlife corridor.

### CONCLUSION

☐ Subsequent/Supplemental EIR      ☒ Addendum EIR/ND      ☐ No Additional Analysis

### MITIGATION MEASURES/ OTHER CONSIDERATIONS

☐ Lot Size      ☐ Project Design      ☐ Oak Tree Permit      ☒ ERB/SEATAC Review

## RESOURCES - 4. Archaeological / Historical / Paleontological

SETTING/IMPACTS	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Does the project site contain rock formations indicating potential paleontological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Does the project site contain known historic structures or sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Other factors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### DISCUSSION

Natural features that indicate potential archaeological sensitivity are found on some of the subject parcels. There is an indication of potential paleontological resources due to geologic features on some of the subject parcels. None of the parcels potentially affected by this amendment are registered as historic-cultural monuments.

### CONCLUSION

☐ Subsequent/Supplemental EIR

☒ Addendum EIR/ND

☐ No Additional Analysis

## RESOURCES - 5. Mineral Resources

### NOT APPLICABLE

SETTING/IMPACTS	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Other factors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### DISCUSSION

There are no known mineral resources affected by the project.

### CONCLUSION

☐ Subsequent/Supplemental EIR

☐ Addendum EIR/ND

☒ No Additional Analysis

## RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Resources Agency, to non-agricultural use?						
Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. contract?						
Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Farmland, to non-agricultural use?						
d. Other factors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### DISCUSSION

None of the subject parcels contain or border prime or unique farmland and none is designated as being of statewide or local importance.

### CONCLUSION

☐ Subsequent/Supplemental EIR

☐ Addendum EIR/ND

☒ No Additional Analysis

## RESOURCES - 7. Visual Qualities

SETTING/IMPACTS	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Is the project likely to create substantial sun shadow, light or glare problems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Other factors (e.g., grading or land form alteration)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## DISCUSSION

Several parcels potentially affected by the amendment are located along Mulholland Highway, a state-designated County Scenic Highway. A few of the parcels are visible from segments of the Topanga-Henry Ridge Trail (proposed), Backbone Trail, Saddleback Trail (proposed), and the Calabasas-Cold Creek Trail (proposed). A few parcels have proposed trail routes within their boundaries. None of the subject properties contains unique aesthetic features. A 35 foot height limit will ensure that projects on the subject properties are not out-of-character with adjacent uses, and will not create substantial sun, shadow, light, or glare problems.

## CONCLUSION

☐ Subsequent/Supplemental EIR

☒ Addendum EIR/ND

☐ No Additional Analysis

## SERVICES - 1. Traffic/Access

SETTING/IMPACTS	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will the project result in any hazardous traffic conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Will the project result in parking problems with a subsequent impact on traffic conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Other factors? Change of primary access	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### DISCUSSION

The amendment will allow expansion of the subject businesses, potentially contributing to traffic/access problems. Such expansions will require approval of a conditional use permit to ensure that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate.

### CONCLUSION

☐ Subsequent/Supplemental EIR

☒ Addendum EIR/ND

☐ No Additional Analysis

## SERVICES - 2. Sewage Disposal

SETTING/IMPACTS	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. If served by a community sewage system, could the project create capacity problems at the treatment plant?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Could the project create capacity problems in the sewer lines serving the project site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Other factors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### DISCUSSION

Some of the subject parcels will be on sewers. The amendment will allow expansion of the businesses, which may impact sewage disposal systems. Any such expansion will require approval of a conditional use permit to ensure that the proposed site is served by public or private service facilities as are required.

### CONCLUSION

☐ Subsequent/Supplemental EIR

☒ Addendum EIR/ND

☐ No Additional Analysis

### SERVICES - 3. Education

SETTING/IMPACTS	New Information Showing Greater Significant Effects than Previous EIR(s)					
	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. Could the project create capacity problems at the district level?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Could the project create capacity problems at individual schools which will serve the project site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Could the project create student transportation problems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Could the project create substantial library impacts due to increased population and demand?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other factors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### DISCUSSION

The amendment is concerned with local-serving businesses, and does not impact school enrollment or increase population.

### CONCLUSION

☐ Subsequent/Supplemental EIR

☐ Addendum EIR/ND

☒ No Additional Analysis

## SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Are there any special fire or law enforcement problems associated with the project or the general area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Other factors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### DISCUSSION

The project does not increase the number of possible local-serving businesses. Extensions, expansions, or enlargements of the land, building, or structure will require a conditional use permit to ensure that such changes do not jeopardize public health, safety, and general welfare. The parcels potentially affected by the amendment are all located within a Very High Fire Hazard Severity Zone

### CONCLUSION

☐ Subsequent/Supplemental EIR

☒ Addendum EIR/ND

☐ No Additional Analysis

## SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Could the project create problems with providing utility services, such as electricity, gas, or propane?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Are there any other known service problem areas (e.g., solid waste)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Other factors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### DISCUSSION

### CONCLUSION

☐ Subsequent/Supplemental EIR

☐ Addendum EIR/ND

☒ No Additional Analysis

## OTHER FACTORS - 1. General

SETTING/IMPACTS		Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a	Will the project result in an inefficient use of energy resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b	Will the project result in a major change in the patterns, scale, or character of the general area or community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c	Will the project result in a significant reduction in the amount of agricultural land?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d	Other factors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### DISCUSSION

The project does not increase the number of local-serving businesses and requires that any extension, expansions, or enlargement of the land, building, or structure is consistent with the goals and policies of the North Area Plan and that the use is local-serving and consistent with the goals and policies of the North Area Plan.

### CONCLUSION

☐ Subsequent/Supplemental EIR

☐ Addendum EIR/ND

☒ No Additional Analysis

## OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)						No Impact
	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR		
a. Are any hazardous materials used, transported, produced, handled, or stored on-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
b. Are any pressurized tanks to be used or any hazardous wastes stored on-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
c. Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
d. Have there been previous uses which indicate residual soil toxicity of the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
e. Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
f. Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
g. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
h. Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
i. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
j. Other factors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>

### DISCUSSION

The amendment allows local-serving businesses to continue and expand. Some of these businesses may involve hazardous materials.

### CONCLUSION

☐ Subsequent/Supplemental EIR

☒ Addendum EIR/ND

☐ No Additional Analysis

## OTHER FACTORS - 3. Land Use

SETTING/IMPACTS	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. Can the project be found to be inconsistent with the plan designation(s) of the subject property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Can the project be found to be inconsistent with the zoning designation of the subject property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Can the project be found to be inconsistent with the following applicable land use criteria:						
Hillside Management Criteria?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
SEA Conformance Criteria?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Would the project physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other factors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### DISCUSSION

The amendment is being proposed because some uses were inadvertently made inconsistent with the implementation of Ordinance 2002-0062Z. The allowable local-serving businesses are consistent with the Plan's land use policy map.

### CONCLUSION

☐ Subsequent/Supplemental EIR

☒ Addendum EIR/ND

☐ No Additional Analysis

## OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS	New Information Showing Greater Significant Effects than Previous EIR(s)						No Impact
	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR		
a. Could the project cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
b. Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
c. Could the project displace existing housing, especially affordable housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
d. Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
e. Could the project require new or expanded recreational facilities for future residents?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
f. Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>
g. Other factors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>

### DISCUSSION

The project includes the potential expansion of use, building, or structure, which could effect employment. Local-serving businesses were already considered in the Neg. Dec. to the CSD, and were found to have a less than significant impact. This amendment will not allow any uses more intense than what was previously allowed or any increase of the number of possible businesses, so there is no change or new information regarding employment that would require preparation of an EIR. Since the project will allow service providers to be closer to customers, VMT would likely decrease rather than increase.

### CONCLUSION

☐ Subsequent/Supplemental EIR

☒ Addendum EIR/ND

☐ No Additional Analysis

## MANDATORY FINDINGS OF SIGNIFICANCE

SETTING/IMPACTS	Substantial Change in Project Requiring Major EIR Revisions	Substantial Change in Circumstances Requiring Major EIR Revisions	New Information Showing Greater Significant Effects than Previous EIR(s)	New Information Showing Ability to Reduce, but Not Eliminate Significant Effects in Previous EIR(s)	Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. projects.						
c. Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### DISCUSSION

The project does not allow new uses on previously-vacant land.

### CONCLUSION

☐ Subsequent/Supplemental EIR

☐ Addendum EIR/ND

☒ No Additional Analysis

**NOTICE OF PUBLIC HEARING  
PROPOSED  
SANTA MONICA MOUNTAINS NORTH AREA  
COMMUNITY STANDARDS DISTRICT AMENDMENT**

**NOTICE IS HEREBY GIVEN** that the Regional Planning Commission, County of Los Angeles has recommended approval of the proposed Santa Monica Mountains North Area Community Standards District (CSD) amendment. The amendment will allow lawfully-established local-serving businesses that were inadvertently made nonconforming by the adoption of zone changes associated with the implementation of the Santa Monica Mountains North Area Plan, to continue and to expand where appropriate with a conditional use permit. The proposed CSD amendment is necessary to ensure that these local-serving businesses can continue to serve residents during emergencies and at other times.

**NOTICE IS ALSO HEREBY GIVEN** that a public hearing will be held before the Board of Supervisors, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012 at 9:30 a.m. on \_\_\_\_\_ pursuant to said Title 22 of the Los Angeles County Code and Title 7 of the California Government Code (Planning and Zoning Law) for the purpose of hearing testimony relative to the adoption of the following:

- Proposed modifications to Title 22 (Zoning Ordinance), amending the Santa Monica Mountains North Area Community Standards District to allow lawfully-established local-serving businesses that were inadvertently made nonconforming to continue and, where appropriate, expand upon approval of a conditional use permit.

All interested persons will be heard at the public hearing.

Written comments may be sent to the Executive Office of the Board of Supervisors at the above address. If you do not understand this notice or need more information, please call Ms. Gina M. Natoli, AICP, at (213) 974-6422.

In compliance with the California Environmental Quality Act and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles, an Initial Study was prepared for the this amendment. Based on the Initial Study, staff concluded that the appropriate environmental document for the amendment is an addendum to the adopted Negative Declaration for the CSD. The addendum describes the purpose, contents, and effects of the amendment to the CSD, as well as the locations where the provisions will apply. The addendum will also be considered at the Public Hearing.

**ADA ACCOMMODATIONS:** Assistive listening devices, agenda in Braille and/or alternate formats are available upon request. American Sign Language (ASL) interpreters, other auxiliary aids and services, or reasonable modifications to Board meeting policies and/or procedures, such as to assist members of the disability community who would like to request a disability-related accommodation in addressing the Board, are available if requested at least three business days prior to the Board meeting. Later requests will be accommodated to the extent feasible. Please telephone the Executive Office of the Board at (213) 974-1431 (voice) or (213) 974-1707 (TTY), from 8:00 a.m. to 5:00 p.m., Monday through Friday.

Máquinas de traducción disponibles a petición.

Interpretes par alas juntas de los Supervisores del Condado de Los Angeles, favor llamar al (213) 974-1405 entre las horas de 8:00 a.m. a 5:00 p.m., lunes a viernes, con tres dias de anticipación.

Si no entiende esta noticia o necesita mas información, por favor llame este numero: (213) 974-6466.

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SACHI A. HAMAI  
EXECUTIVE OFFICER-CLERK OF  
BOARD OF SUPERVISORS

2049005901  
LAS VIRGENES MUN WATER DIST  
4232 LAS VIRGENES RD  
CALABASAS CA 91302-1994

2049016049  
RICHARD TR FELDSTEIN  
2850 OCEAN PARK BLVD NO 300  
SANTA MONICA CA 90405

2049016050  
JOSEPH W PATERSON  
5207 SADDLE CREEK RD  
HIDDEN HILLS CA 91302

2049019004  
CARL F SHRAWDER  
14934 STONESBORO PL  
SHERMAN OAKS CA 91403

2049019005  
CRAFTSMAN CIRCLE INVESTMENT  
5101 DOUGLAS FIR RD  
CALABASAS CA 91302

2049019006  
CARLOS SARKISSIAN  
22854 SPARROWDELL DR  
CALABASAS CA 91302

2049019009  
CALABASAS INVESTMENT GROUP  
5101 DOUGLAS FIR RD  
CALABASAS CA 91302

2049019010  
EVE SURGICAL CENTERS  
23951 CRAFTSMAN RD  
CALABASAS CA 91302

2049019013  
CRAFTSMAN CIRCLE INVESTMENT  
5101 DOUGLAS FIR RD  
CALABASAS CA 91302

2049019014  
WEBB, GORDON AND KIMBERLY TRS  
5739 PENLAND RD  
HIDDEN HILLS CA 91302

2049019015  
RSK ENTERPRISES LP  
5000 PARKWAY CALABASAS # 205  
CALABASAS CA 91302

2049019024  
DOUBLE R DEVELOPMENT CO  
23815 VENTURA BLVD  
CALABASAS CA 91302

2049019027  
AMK INC  
5145 DOUGLAS FIR RD  
CALABASAS CA 91302

2049019028  
GAYLE CLANCEY  
5659 MEDEABROOK PL  
AGOURA HILLS CA 91301

2049019030  
JACK AND NIJOLE SINGLETON  
24111 MALIBU RD  
MALIBU CA 90265

2049019032  
HIDDEN HILLS ESTATES  
22123 BURBANK BLVD NO 5  
WOODLAND HILLS CA 91367

2049019033  
HIDDEN HILLS ESTATES INC  
22123 BURBANK BLVD NO 5  
WOODLAND HILLS CA 91367

2049019034  
HIDDEN HILLS ESTATES  
22123 BURBANK BLVD NO 5  
WOODLAND HILLS CA 91367

2049019041  
FAROOQ I AND USHA GABA  
23417 PARK COLOMBO  
CALABASAS CA 91302

2049019042  
PHILIP J JR AND NANCY MUNDY  
23981 CRAFTSMAN RD  
CALABASAS CA 91302

2049019044  
LARRY J AND BETTE J COURTNEY  
34335 GREEN LANTERN ST  
DANA POINT CA 92629

2049019054  
CRAFTSMAN CIRCLE INV GROUP  
5101 DOUGLAS FIR RD  
CALABASAS CA 91302

2049019056  
ROBERT C AND LOLA LARSON  
5061 ARUNDEL DR  
WOODLAND HLS CA 91364

2049019057  
GEORGE R VAN WICKLIN  
7320 BREEZY  
LAS VEGAS NV 89129

2049019059  
STORAGE EQUITIES INC  
PO BOX 25025  
GLENDALE CA 91221

2049021003  
ALVARADO,ERICK A  
2947 WELLINGTON RD  
LOS ANGELES CA 90016

2049021003  
ERICK A ALVARADO  
2947 WELLINGTON RD  
LOS ANGELES CA 90016

2049021030  
CHEVRON U S A INC  
PO BOX 285  
HOUSTON TX 77001

2049021030  
CHEVRON U S A INC  
PO BOX 285  
HOUSTON TX 77001

2049021033  
24031 VENTURA LLC  
24031 VENTURA BLVD  
CALABASAS CA 91302

2049021038  
KOLLPER CALABASAS LLC  
4343 VO KARMAN STE 150  
NEWPORT BEACH CA 92660

2049021038  
STEIFEL BAUMERT LLC ET AL  
11620 WILSHIRE BLVD STE 300  
LOS ANGELES CA 90025

2049021042  
24121 VENTURA BLVD LLC  
24121 VENTURA BLVD  
CALABASAS CA 91302

2049021044  
STEIFEL BAUMERT LLC ET AL  
11620 WILSHIRE BLVD STE 300  
LOS ANGELES CA 90025

2049021048  
KINDRED PROPERTIES LLC  
24005 VENTURA BLVD BLDG A  
CALABASAS CA 91302

2049021049  
NORTH PARK CALABASAS PTNSHP  
23945 CALABASAS RD  
CALABASAS CA 91302

2049021049  
NORTH PARK CALABASAS PTNSHP  
23945 CALABASAS RD  
CALABASAS CA 91302

2049021050  
NORTH PARK CALABASAS PTNSHP  
23945 CALABASAS RD  
CALABASAS CA 91302

2049021051  
STEIFEL BAUMERT LLC ET AL  
11620 WILSHIRE BLVD STE 300  
LOS ANGELES CA 90025

2049021053  
4532 MURIETA LLC  
11859 WILSHIRE BLVD # 600  
LOS ANGELES CA 90025

2049021053  
4532 MURIETA LLC  
11859 WILSHIRE BLVD # 600  
LOS ANGELES CA 90025

2049021054  
STEIFEL BAUMERT LLC ET AL  
11620 WILSHIRE BLVD STE 300  
LOS ANGELES CA 90025

2049021055  
STEIFEL BAUMERT LLC ET AL  
11620 WILSHIRE BLVD STE 300  
LOS ANGELES CA 90025

2049021057  
JEFF COOPER  
23930 CRAFTSMAN RD  
CALABASAS CA 91302

2049021060  
R M R LLC  
11355 W OLYMPIC BLVD STE 1177  
LOS ANGELES CA 90064

2049021060  
R M R LLC  
11355 W OLYMPIC BLVD STE 1177  
LOS ANGELES CA 90064

2049021061  
RMR LLC  
11355 W OLYMPIC BLVD  
LOS ANGELES CA 90064

2049021061  
RMR LLC  
11355 W OLYMPIC BLVD  
LOS ANGELES CA 90064

2049021062  
MONIKA PFLUEGLER  
15850 CONDOR RIDGE RD  
CANYON CNTRY CA 91387

2049022006  
HIDDEN RIDGE LLC  
14724 VENTURA BLVD STE 707  
SHERMAN OAKS CA 91403

2049022030  
ASHLEY CONSTRUCTION INC  
5300 WHITMAN RD  
HIDDEN HILLS CA 91302

2049022031  
KARAZISSIS,NICHOLAS P TR  
5200 KENTLAND AVE  
WOODLAND HILLS CA 91367

2049022032  
S O P H I E INC  
PO BOX 8517  
CALABASAS CA 91372

2049022032  
S O P H I E INC  
PO BOX 8517  
CALABASAS CA 91372

2049022039  
HIDDEN RIDGE LLC  
14724 VENTURA BLVD STE 707  
SHERMAN OAKS CA 91403

2049022040  
WILLIAM G MAINGOT  
6630 LOOMIS ST  
LAKEWOOD CA 90713

2049029079  
TROCHIZY,ALIREZA  
5077 SCHUMACHER RD  
CALABASAS CA 91302

2049029083  
MOTTAHEDEH,DAVID AND  
1822 BRUGES AVE  
WOODLAND HLS CA 91364

2049029084  
NIEC,RICHARD A AND LAURA L  
4931 CANOGA AVE  
WOODLAND HLS CA 91364

2049029089  
GILBERT,DENNIS J CO TR  
5190 PARKWAY CALABASAS  
CALABASAS CA 91302

2049029090  
GEDNEY,ROGER A AND TRACY E  
5170 PARKWAY CALABASAS  
CALABASAS CA 91302

2049029091  
EBRAHIMI,FERHAD D AND HAIDEH  
5142 PARKWAY CALABASAS  
CALABASAS CA 91302

2049029092  
SINGER,MARVIN  
5110 PARKWAY CALABASAS  
CALABASAS CA 91302

2049029093  
GROSSBLATT,RONALD AND SUSAN  
5056 PARKWAY CALABASAS  
CALABASAS CA 91302

2049029094  
HODGSON,GREGOR AND MING  
5045 PARKWAY CALABASAS  
CALABASAS CA 91302

2049029095  
LIN,REGINA TR  
5065 PARKWAY CALABASAS  
CALABASAS CA 91302

2049029096  
SHORR,ALAN L AND RENEE M TRS  
5079 PARKWAY CALABASAS  
CALABASAS CA 91302

2049029097  
MAGHSOUDI,FARHAD AND  
ROSSANA  
5093 PARKWAY CALABASAS  
CALABASAS CA 91302

2049029098  
MATSUMURA,SHIGENORI AND  
YUKIYO  
5109 PARKWAY CALABASAS  
CALABASAS CA 91302

2049029106  
AMIRIAN,HASHEM AND FARAH TRS  
5128 PARKWAY CALABASAS  
CALABASAS CA 91302

2049029116  
HAGOPIAN,DORIS TR  
PO BOX 8356  
CALABASAS CA 91372

2049029119  
HAGOPIAN,DORIS TR  
5096 PARKWAY CALABASAS  
CALABASAS CA 91302

2049043005  
24123 VENTURA BLVD LLC  
5023 PARKWAY CALABASAS # 200  
CALABASAS CA 91302

2049043006  
PARKWAY CALABASAS  
INVESTORS,LLC  
24151 VENTURA BLVD  
CALABASAS CA 91302

2052009012  
ABRAHAM JOSHUA HESCHEL DAY  
27400 CANWOOD ST  
AGOURA CA 91301

2052009900  
STATE OF CALIF MTNS RECREATION  
3750 SOLSTICE CANYON RD  
MALIBU CA 90265

2052012013  
SIERRA NEVADA PUBLIC FINANCING  
633 W 5TH ST STE 1900  
LOS ANGELES CA 90071

2052013040  
HUGHES,ELIZABETH TR ET AL  
PO BOX 1718  
SUN VALLEY ID 83353

2052013041  
SMJ INVESTMENTS LLC  
4505 LAS VIRGENES RD NO 210  
CALABASAS CA 91302

2052013044  
LEECO  
26560 AGOURA RD STE 101  
CALABASAS CA 91302

2052013902  
STATE OF CALIF MTNS RECREATION  
5810 RAMIREZ CANYON RD  
MALIBU CA 90265

2052033016  
BRENNER,ROBERT M AND  
26507 MONT CALABASAS DR  
CALABASAS CA 91302

2052033019  
BAILEY,STEVE R  
26563 MONT CALABASAS DR  
CALABASAS CA 91302

2052033021  
HERKATA,PHILIPPUS H AND FLORA L  
26603 MONT CALABASAS DR  
CALABASAS CA 91302

2052033025  
PARISER,ALAN  
26520 MONT CALABASAS DR  
CALABASAS CA 91302

2052033028  
MONT CALABASAS ASSOCIATION  
195 N EUCLID AVE # 100  
UPLAND CA 91786

2052033031  
MSSH MALIBU TERRACE  
RESIDENTIAL  
400 S HOPE ST  
LOS ANGELES CA 90071

2052033032  
ROSEMAN,ALLA  
26508 MONT CALABASAS DR  
CALABASAS CA 91302

2052033033  
DILLON,COREY AND DESIREE  
26535 ALSACE DR  
CALABASAS CA 91302

2052033034  
MAHMOOD,KHALID  
26615 ALSACE DR  
CALABASAS CA 91302

2052033041  
BADE,MARCELLA  
26632 ALSACE DR  
CALABASAS CA 91302

2052033042  
GOUDIS,RICHARD P AND MONICA M  
26620 ALSACE DR  
CALABASAS CA 91302

2052033043  
COOPER,BENNETT M AND JOAN G  
26608 ALSACE DR  
CALABASAS CA 91302

2052033044  
VIDOVICH,JOHN  
26526 ALSACE DR  
CALABASAS CA 91302

2052033079  
KRSNICH,NICHOLAS AND LINDA TRS  
26545 MONT CALABASAS DR  
CALABASAS CA 91302

2052033080  
ELKINS,BRUCE AND HARLEAN TRS  
26521 MONT CALABASAS DR  
CALABASAS CA 91302

2052046001  
DOHENY VIDOVICH PARTNERS  
920 W FREMONT AVE  
SUNNYVALE CA 94087

2058005009  
CREEK SIERRA LLC  
PO BOX 2783  
MALIBU CA 90265

2058009003  
GODDARD,CARLYN TR  
30359 MULHOLLAND HWY  
AGOURA CA 91301

2058009004  
LEVI,REX H  
30446 SIMES LN  
AGOURA CA 91301

2058009005  
RYAN,LYNDA M  
30355 MULHOLLAND HWY  
AGOURA HILLS CA 91301

2058009008  
SEMINOLE SPRINGS MOBILEHOME  
PARK  
30473 MULHOLLAND HWY  
AGOURA HILLS CA 91301

2058024008  
NOXON,NICOLES L AND NICKY TRS  
2305 SIERRA CREEK RD  
AGOURA CA 91301

2058024011  
COOK,WILLIAM C TR  
2301 SIERRA CREEK RD  
AGOURA HILLS CA 91301

2063004022  
ASTORIA ESTATES LLC  
11479 ROSE AVE  
LOS ANGELES CA 90066

2063005013  
BEAUTIFUL CITY HOLDING CO INC  
4458 MATILJA AVE  
SHERMAN OAKS CA 91423

2063005018  
ZAPPALA,DONALD  
7234 WOODROW WILSON DR  
LOS ANGELES CA 90068

2063005019  
HOHLS,WALTER AND ELSA TRS  
12648 DORINA PL  
GRANADA HILLS CA 91344

2063005021  
VAPNEK,BRETT M AND  
33007 MULHOLLAND HWY  
MALIBU CA 90265

2063005022  
SATTERLEE,ALAN AND KATHLEEN  
26560 AGOURA RD # 101  
CALABASAS CA 91302

2063005023  
MALIBU MOUNTAIN VIEW ESTATES  
29397 LAKE VISTA DR  
AGOURA CA 91301

2063006020  
BLUM,DAVID CO TR  
1270 CORNELL RD  
AGOURA HILLS CA 91301

2063007021  
BURR,RONALD T AND TRISH L TRS  
1052 COUNTRY VALLEY RD  
WESTLAKE VILLAGE CA 91362

2063012913  
U S GOVT  
401 W HILLCREST DR  
THOUSAND OAKS CA 91360

2063013016  
AB INVESTMENTS LLC  
903 SANTA MONICA BLVD NO 325  
BEVERLY HILLS CA 90212

2063013041  
KIRSCHMAN,I  
PO BOX 91617  
LOS ANGELES CA 90009

2063014001  
WAMPLER,TIMOTHY W AND  
SONDRA M  
4215 CORNELL RD  
AGOURA CA 91301

2063014002  
IELFAND,STAN A  
201 CORNELL RD  
AGOURA CA 91301

2063014003  
BERKLEY,FRED B AND JERE  
4165 CORNELL RD  
AGOURA HILLS CA 91301

2063014004  
PAULL,JEFFREY A CO TR  
4147 CORNELL RD  
AGOURA HILLS CA 91301

2063014005  
BRADLEY,PAUL S AND BARBARA J  
4143 CORNELL RD  
AGOURA CA 91301

2063014006  
ATWELL,PHILIP TR  
8205 SANTA MONICA BLVD # 198  
W HOLLYWOOD CA 90046

2063014021  
BARON,ROBERT D AND PAMELA J  
4145 CORNELL RD  
AGOURA HILLS CA 91301

2063014031  
COMPTON,ERIC C AND CAPRI S  
5889 CARBOARD LN  
AGOURA HILLS CA 91301

2063014032  
SCHNEIDER,JOHN R AND ELVIRA TRS  
4119 CORNELL RD  
AGOURA HILLS CA 91301

2063019017  
DAVIS,JAMES M TR  
326 COUNTRY CLUB DR  
SIMI VALLEY CA 93065

2063019022  
THARALSON,DOUGLAS AND DIANA  
TRS  
29995 MULHOLLAND HWY  
AGOURA CA 91301

2063019032  
HAYNES,GARY T AND VALERIE M  
29997 MULHOLLAND HWY  
AGOURA CA 91301

2063019037  
SHAH,SMITA SHIRISH  
225 COPA DE ORO DR  
BREA CA 92823

2063019038  
SHAH,SHIRISH AND SMITA  
225 COPA DE ORO DR  
BREA CA 92823

2063019039  
BROWNFIELD,FAYE E TR  
2363 TROUTDALE DR  
AGOURA CA 91301

2063019041  
CLAGO,BRUCE W AND BARBARA A  
TRS  
4746 AMIGO PL  
TARZANA CA 91356

2063019045  
BLAKEMORE,DAVID AND JANICE  
762 LATIMER RD  
SANTA MONICA CA 90402

2063019046  
GELMAN,DEAN AND KIMBERLY  
29130 MEDEA LN APT 1207  
AGOURA HILLS 91301

2063021025  
FRENCH,TERI L AND  
4029 JIM BOWIE RD  
AGOURA CA 91301

2063021026  
LUCCI,ARMANDO D AND PATRICIA B  
4039 CORNELL RD  
AGOURA CA 91301

2063021027  
LACKNER,ROLF G AND  
4025 CORNELL RD  
AGOURA HILLS CA 91301

2063021045  
EHRlich,SCOTT M AND TINA M TRS  
29018 SILVER CREEK RD  
AGOURA HILLS CA 91301

2063024001  
RUNYON,THOMAS TR  
32008 PACIFIC COAST HWY  
MALIBU CA 90265

2063024006  
BARTZ,WILLIAM B  
29941 MULHOLLAND HWY  
AGOURA CA 91301

2063024007  
LEEAD,HAIM AND TAL TRS  
29934 TRIUNFO DR  
AGOURA HILLS CA 91301

2063024008  
ALTIERI,JAMES CO TR  
29930 TRIUNFO DR  
AGOURA CA 91301

2063024009  
HARDWICK,DENNIS P  
2221 CAREFUL AVE  
AGOURA CA 91301

2063024010  
ZORICH,DANIEL A AND  
2241 CAREFUL AVE  
AGOURA HILLS CA 91301

2063024011  
MUNDT,ROBERT R  
29932 TRIUNFO DR  
AGOURA HILLS CA 91301

2063024012  
BUEHRING,KLAUS D AND MICHELLE  
29936 TRIUNFO DR  
AGOURA HILLS CA 91301

2063024013  
BUCARO,JOSEPH III AND LISA M  
29940 TRIUNFO DR  
AGOURA HILLS CA 91301

2063024014  
IZIN,ANN M  
29948 TRIUNFO DR  
AGOURA CA 91301

2063024015  
COOPER,KC LEE  
29956 TRIUNFO DR  
AGOURA CA 91301

2063024017  
AINES,CRAIG AND JANINE  
29984 TRIUNFO DR  
AGOURA CA 91301

2063025018  
DEBSKI,GRZEGORZ AND ELZBIETA M  
240 S WASHINGTON ST  
WESTMONT IL 60559

2063025030  
TANAKA,JANICE D  
2746 AUTUMN RIDGE DR  
THOUSAND OAKS CA 91362

2063025042  
MOSS,FRED TR  
704 N REXFORD DR R2  
BEVERLY HILLS CA 90210

2063032032  
JOST,PETER TR  
1 PEDDER ST NO 1133  
HONG KONG CHINA 99999

2063032037  
PETERS,SCOTT W AND CYNTHIA K  
TRS  
30001 TRIUNFO DR  
AGOURA HILLS CA 91301

2063032038  
SKINNER BRYAN AND KELLI  
30002 TRIUNFO DR  
AGOURA CA 91301

2063032040  
BLANCHARD,GREG AND JOY  
29911 TRIUNFO DR  
AGOURA CA 91301

2063032041  
TRISLER,KEVIN J AND ANNETTE M  
29947 TRIUNFO DR  
AGOURA CA 91301

2063032042  
BARAL,HOWARD  
29901 TRIUNFO DR  
AGOURA HILLS CA 91301

2063040125  
ARTINIAN,AVEDIS AND BARBARA  
TRS  
2305 WARING DR  
AGOURA HILLS CA 91301

2063040126  
KIRSCHNER,LARRY B AND PAULA C  
2311 WARING DR  
AGOURA CA 91301

2063040127  
MILLER,MARK F AND KAREN R TRS  
2317 WARING DR  
AGOURA HILLS CA 91301

2063040128  
ROSA,EDOUARD V AND SONIA E  
2325 WARING DR  
AGOURA CA 91301

2063040131  
COBURN,WILLIAM J AND KATALIN A  
2306 WARING DR  
AGOURA HILLS CA 91301

2063040132  
LEFKOWITZ,RICHARD AND NICOLE  
TRS  
2336 WARING DR  
AGOURA CA 91301

2063040133  
HUYETTE,GREGORY F AND  
DEBORAH J  
29877 WESTHAVEN DR  
AGOURA CA 91301

2063040134  
AZIZI,REZA AND  
29873 WESTHAVEN DR  
AGOURA HILLS CA 91301

2063040135  
MISSAGHIAN,KHOSROW CO TR  
29869 WESTHAVEN DR  
AGOURA CA 91301

2063040136  
RASTEGAR,HAMID AND MITRA  
29861 WESTHAVEN DR  
AGOURA CA 91301

2063040137  
JUELS,ANDREW AND  
29855 WESTHAVEN DR  
AGOURA HILLS CA 91301

2063040138  
SHERWOOD,CARLA M AND MICHAEL  
T  
29849 WESTHAVEN DR  
AGOURA HILLS CA 91301

2063040139  
GLUCKSMAN,DAVID AND ALICIA  
TRS  
29848 WESTHAVEN DR  
AGOURA HILLS CA 91301

2063040140  
ARONOW,SAM AND ELIZABETH  
29856 WESTHAVEN DR  
AGOURA HILLS CA 91301

2063040141  
RAITEN ENTERPRISES INC  
17070 LASSEN ST  
NORTHRIDGE CA 91325

2063040143  
DENNIS,GEORGE H AND VICTORIA E  
2333 WARING DR  
AGOURA HILLS CA 91301

2063040144  
COHEN,JAMES N AND SHERRY B  
2345 WARING DR  
AGOURA CA 91301

2064002043  
MALIBU CANYON OFFICE  
26635 AGOURA RD NO 105  
CALABASAS CA 91302

2064005009  
LIBERTY CANYON TECHNOLOGY  
PO BOX 240011  
LOS ANGELES CA 90024

2064005010  
27200 ASSOCIATES LLC  
4500 E THOUSAND OAKS BLVD # 103  
WESTLAKE VILLAGE CA 91362

2064005011  
TAX DEED ENTERPRISES LLC  
612 S FLOWER ST # 1031  
LOS ANGELES CA 90017

2173010018  
KARGER,TRUDI A  
21603 ULMUS DR  
WOODLAND HLS CA 91364

2173011001  
AKHAVAN,PARIVASH  
3823 SAINT JOHNSWOOD DR  
WOODLAND HILLS CA 91364

2173011002  
AFTANDILIA,VAHE  
3831 SAINT JOHNSWOOD DR  
WOODLAND HILLS CA 91364

2173011003  
MEALS,RUSSELL W TR  
3846 SAINT JOHNSWOOD DR  
WOODLAND HILLS CA 91364

2173011004  
TORKAMAN,ARSHID  
3832 SAINT JOHNSWOOD DR  
WOODLAND HILLS CA 91364

2173011005  
JONAS,KATHY AND  
3824 SAINT JOHNSWOOD DR  
WOODLAND HILLS CA 91364

2173011006  
COCKINOS,JOHN M  
3816 SAINT JOHNSWOOD DR  
WOODLAND HILLS CA 91364

2173011007  
RABBANI,SONIA F  
3808 SAINT JOHNSWOOD DR  
WOODLAND HILLS CA 91364

2173011008  
AUSTIN,FRED E AND JOAN M TRS  
3802 SAINT JOHNSWOOD DR  
WOODLAND HILLS CA 91364

2173011009  
CHADWICK,AUGUSTA TR  
3800 SAINT JOHNSWOOD DR  
WOODLAND HILLS CA 91364

2173011010  
ESMER,HERMON E AND CHARLOTTE  
A  
3801 SAINT JOHNSWOOD DR  
WOODLAND HILLS CA 91364

2173011011  
HOSSEINI,MONA E  
3803 SAINT JOHNSWOOD DR  
WOODLAND HILLS CA 91364

2173011012  
ADAMS,NICK C AND SHEREE J  
21706 PLANEWOOD DR  
WOODLAND HILLS CA 91364

2173011013  
BEALE,RHONDA J AND  
21700 PLANEWOOD DR  
WOODLAND HILLS CA 91364

2173011014  
PACE,BARBARA L TR  
PO BOX 940607  
SIMI VALLEY CA 93094

2173011015  
UY,ROLAND G AND RUBY G TRS  
21711 PLANEWOOD DR  
WOODLAND HILLS CA 91364

2173011016  
NOMURA,JOYCE K AND RUSSEL  
21719 PLANEWOOD DR  
WOODLAND HILLS CA 91364

2173011017  
BARJESTEH,MORTEZA AND  
21727 PLANEWOOD DR  
WOODLAND HILLS CA 91364

2173011018  
WHITT,ROBERT A AND SONJA  
21735 PLANEWOOD DR  
WOODLAND HILLS CA 91364

2173011019  
WESTON,PERRY C CO TR  
21741 PLANEWOOD DR  
WOODLAND HILLS CA 91364

2173011020  
JOHNSON,LARRY N  
21749 PLANEWOOD DR  
WOODLAND HILLS CA 91364

2173011021  
NEMINOV,POLINA  
21757 PLANEWOOD DR  
WOODLAND HILLS CA 91364

2173011022  
GOEN,SABRINA  
21767 PLANEWOOD DR  
WOODLAND HILLS CA 91364

4434003042  
BECK,WILLIAM C TR ET AL  
18144 KINZIE ST  
NORTHRIDGE CA 91325

4434003900  
LA COUNTY  
500 W TEMPLE ST RM 754  
LOS ANGELES CA 90012

4434003903  
CALABASAS CITY  
26135 MUREAU RD  
CALABASAS CA 91302

4434009017  
CAYLEY COMPANY ET AL  
54 MALIBU COLONY RD  
MALIBU CA 90265

4434010005  
VERLE,BENJAMIN AND SUZANNE  
1531 AIDA PL  
WOODLAND HLS CA 91364

4434010006  
NORWOOD,PETER AND VICTORIA  
1720 TOPANGA SKYLINE DR  
TOPANGA CA 90290

4434010007  
FRIENDSHIP,MARK AND KIM TRS  
2026 TOPANGA CANYON DR  
TOPANGA CA 90290

4434010008  
STERNBERG,SCOTT  
P O BOX 572661  
TARZANA CA 91357

4434010019  
ELKINS,TIMOTHY J  
PO BOX 2461  
MALIBU CA 90265

4434010020  
SANTULLI,CARLA  
22131 ALTA DR  
TOPANGA CA 90290

4434011003  
GRANER,RUTH L  
P O BOX 503  
BURBANK CA 91501

4434011007  
SISSON,TRYON N AND DOLORES A  
1279 WESTWIND CIR  
WESTLAKE VILLAGE CA 91361

4434011008  
SMITH,DAVID E AND  
2011 SANTA MARIA RD  
TOPANGA CA 90290

4434011010  
DANESHVARI,ABBAS AND KAREN J  
2033 SANTA MARIA RD  
TOPANGA CA 90290

4434011011  
DANESHVARI,ABBAS AND KAREN  
P O BOX 144  
TOPANGA CA 90290

4434011013  
JOHNSON,SCOTT AND  
2023 SANTA MARIA RD  
TOPANGA CA 90290

4434012009  
SHAW,LARRY  
PO BOX 1539  
TOPANGA CA 90290

4434012014  
MAZUR,KENNETH E AND SUSAN A  
2120 N TOPANGA CANYON BLVD  
TOPANGA CA 90290

4434012023  
MORROW,DWIGHT  
13550 HERRICK AVE  
SYLMAR CA 91342

4434012024  
GOASDOUE,PHILIPPE AND NENA  
2150 N TOPANGA CANYON BLVD  
TOPANGA CA 90290

4434012025  
ELGRABLY,JOSEPH  
7524 HASKELL AVE # 2  
VAN NUYS CA 91406

4434012027  
KLEIN,ARNOLD AND EMMA  
P O BOX 6122  
MALIBU CA 90264

4434012028  
COURTENAY,CHARLES P AND  
2049 CENTURY PARK E 2500  
LOS ANGELES CA 90067

4434012032  
BODOW,GABRIELLE  
2118 N TOPANGA CANYON BLVD  
TOPANGA CA 90290

4434014001  
SKARNES,RICHARD E CO TR  
21760 YBARRA RD  
WOODLAND HLS CA 91364

4434014005  
KATES,BRUCE  
2212 S BARRY AVE 2ND FL  
LOS ANGELES CA 90064

4434015005  
GLICK,MICHAEL AND KATHLEEN  
2083 N TOPANGA CANYON BLVD  
TOPANGA CA 90290

4434016013  
KORADE,DAVID AND LINDA  
1648 10TH ST NO A  
SANTA MONICA CA 90404

4434016014  
KELLY,FRANK J AND MICHELENE C  
P O BOX 822  
TOPANGA CA 90290

4434016018  
DUNNING,SCOTT  
1807 N TOPANGA CANYON BLVD  
TOPANGA CA 90290

4434016019  
DAYANI,ANOOSHIRAVAN AND  
1529 WILL GEER RD  
TOPANGA CA 90290

4434016028  
FORWARD,JEFFREY  
1909 N TOPANGA CANYON BLVD  
TOPANGA CA 90290

4434016029  
FORWARD,JEFFREY G  
2123 TOPANGA CYN BLVD  
TOPANGA CA 90290

4434031012  
FISHER,G ROBERT  
21746 COMIDA WAY  
TOPANGA CA 90290

4434037900  
MOUNTAINS RECREATION AND  
400 N TOPANGA CANYON BLVD  
TOPANGA CA 90290

4434037901  
MOUNTAINS RECREATION AND  
5810 RAMIREZ CANYON RD  
MALIBU CA 90265

4434054001  
GRABOWSKI,PATRICK F SR  
12018 CENTRAL AVE  
CHINO CA 91710

4434054002  
CHAVIS,MARK  
97 NAVAJO LN  
TOPANGA CA 90290

4434054003  
STEVENS,JOHN  
1313 ZUNI LN  
TOPANGA CA 90290

4434054004  
GRABOWSKI DEVELOPMENTS CO LP  
12018 CENTRAL AVE  
CHINO CA 91710

4434054005  
M & N GROUP LLC  
12018 CENTRAL AVE  
CHINO CA 91710

4434054006  
SOVERBIELLE,MARTIN AND MARIA  
M  
1310 ZUNI LN  
TOPANGA CA 90290

4434054008  
KIM,ALEXANDER  
1308 ZUNI LN  
TOPANGA CA 90290

4434054009  
HERITAGE HOLDINGS CAPITOL LLC  
1302 ZUNI LN  
TOPANGA CA 90290

4434054010  
BATT,DONALD R AND PATRICIA L  
1301 ZUNI LN  
TOPANGA CA 90290

4434054011  
SNYDER,DAVID M AND WANDA A  
TRS  
1300 ZUNI LN  
TOPANGA CA 90290

4434054015  
SHOENBERGER,FREDERICK  
103 PAWNEE LN  
TOPANGA CA 90290

4434054016  
POORE,VERNON E  
104 PAWNEE LN 16  
TOPANGA CA 90290

4434054017  
GOLDTHWAITE,EDWARD B TR  
28738 PISCES ST  
AGOURA HILLS CA 91301

4434054018  
TICE,ALAN R AND ANDREA J TRS  
1155 COMANCHE  
TOPANGA CA 90290

4434054019  
STILLWELL,RICH AND  
107 PAWNEE LN  
TOPANGA CA 90290

4434054020  
HAND,LYNETTE M  
108 PAWNEE LN  
TOPANGA CA 90290

4434054021  
BINGEMAN,MICAH AND  
109 PAWNEE LN  
TOPANGA CA 90290

4434054022  
BAIK,SEUNG K AND YOUNG H  
110 PAWNEE LN  
TOPANGA CA 90290

4434054023  
CROSS,ELIZABETH M  
111 NAVAJO LN SPC 23  
TOPANGA CA 90290

4434054027  
ZELZELE,SERKAN C  
115 NAVAJO LN  
TOPANGA CA 90290

4434054029  
CRABB,CHRISTOPHER  
117 NAVAJO LN  
TOPANGA CA 90290

4434054030  
NABHAN,DAVID  
118 NAVAJO LN  
TOPANGA CA 90290

4434054033  
JOHNSON,TALMADGE  
121 NAVAJO LN  
TOPANGA CA 90290

4434054034  
GROSSI,HUMBERTO AND MERCEDES  
143 NAVAJO LN 34  
TOPANGA CA 90290

4434054035  
AVERY,HERBERT AND YRANA  
142 PUEBLO LN  
TOPANGA CA 90290

4434054036  
LA PAZ PETROLEUM CORP  
12018 CENTRAL AVE  
CHINO CA 91710

4434054037  
MONEY,JOHN M JR  
140 PUEBLO LN  
TOPANGA CA 90290

4434054038  
JENSEN,BJORN AND SUZANNE  
139 PUEBLO LN  
TOPANGA CA 90290

4434054041  
CHERKAS,ALEX AND DOROTHY  
136 PUEBLO LN  
TOPANGA CA 90290

4434054042  
URICK,DANIEL C AND  
135 PUEBLO LN  
TOPANGA CA 90290

4434054043  
AMARNI,MARSHA  
134 PUEBLO LN  
TOPANGA CA 90290

4434054044  
RAJBHANDARY,KIRAN L AND  
134 PUEBLO LN # A  
TOPANGA CA 90290

4434054045  
BARE,JASON AND MICHELLE  
153 APACHE  
TOPANGA CA 90290

4434054046  
EKHOLM,ERIC AND  
152 APACHE  
TOPANGA CA 90290

4434054047  
SAM,ALAN S  
107 N ARDMORE AVE  
LOS ANGELES CA 90004

4434054048  
PICCIOLO,GINO M AND ROBIN D  
149 APACHE  
TOPANGA CA 90290

4434054050  
ISHKANIAN,JILL  
147 APACHE  
TOPANGA CA 90290

4434054055  
RODMELL,JOSEPH M AND ANGELA J  
155 APACHE  
TOPANGA CA 90290

4434054056  
MAHER,SELINA R AND  
156 APACHE  
TOPANGA CA 90290

4434054057  
VANLEEUEWEN,JAN A AND SUSAN E  
157 APACHE  
TOPANGA CA 90290

4434054059  
SWANSON,JULIANE  
765 MESA VIEW DR # 199  
ARROYO GRANDE CA 93420

4434054062  
ARMATO,MARIE  
162 APACHE  
TOPANGA CA 90290

4434054063  
CRAGIN FINANCIAL  
12018 CENTRAL AVE  
CHINO CA 91710

4434054064  
EDWARDS,WILLIAM AND KERRY E  
164 APACHE SP 64  
TOPANGA CA 90290

4434054067  
SNELLING,GEO H AND  
167 COMANCHE  
TOPANGA CA 90290

4434054068  
CALLAWAY,JEFFREY AND BECKY  
TRS  
P O BOX 1269  
BLUE JAY CA 92317

4434054069  
BEISEL,JOAN  
365 CANAL ST  
NEW YORK NY 10013

4434054071  
FELDMAN,BEATRICE D  
30727 VIA RIVERA  
RANCHO PALOS VERDES CA 90275

4434054072  
POLOS,HELEN  
172 COMANCHE  
TOPANGA CA 90290

4434054073  
RUBINO,DOMINIC M  
173 COMANCHE  
TOPANGA CA 90290

4434054074  
LEE,SONNY P  
27613 GREENLEAF DR  
CANYON COUNTRY CA 91351

4434054075  
CEPIN,MICHAEL J  
175 COMANCHE  
TOPANGA CA 90290

4434054076  
WALLACE,DEBRA  
177 COMANCHE 76  
TOPANGA CA 90290

4434054077  
CALFO,DENISE MARIE AND  
22287 MULHOLLAND HWY 82  
CALABASAS CA 91302

4434054078  
FEHRING,MIRIAM C TR  
1133 MOHAWK  
TOPANGA CA 90290

4434054079  
STEWART,SALLEY A  
80 COMANCHE  
TOPANGA CA 90290

4434054080  
STAMBAUGH,JOSHUA S AND ANNE  
M  
181 COMANCHE  
TOPANGA CA 90290

4434054081  
SCIUTO,JOSEPH F  
182 COMANCHE # 81  
TOPANGA CA 90290

4434054082  
JH YEUN HWANG  
83 COMANCHE  
TOPANGA CA 90290

4434054083  
FELSOT,NORMAN L AND SYLVIA L  
TRS  
184 COMANCHE  
TOPANGA CA 90290

4434054084  
JENSEN,TRINE C  
185 COMANCHE  
TOPANGA CA 90290

4434054085  
MEILEN,JACQUELYN R  
186 COMANCHE  
TOPANGA CA 90290

4434054086  
EBERT,CARAN L  
187 COMANCHE  
TOPANGA CA 90290

4434054089  
ROPER,KRISTINA A  
190 CHEROKEE  
TOPANGA CA 90290

4434054090  
DWYER,SCOTT M  
191 CHEROKEE  
TOPANGA CA 90290

4434054091  
IM,HYUN KYUNG  
192 CHEROKEE  
TOPANGA CA 90290

4434054092  
SOO YOUNG YOON AND  
193 CHEROKEE  
TOPANGA CA 90290

4434054093  
SPECLAND,JENNIFER K AND GREGG  
194 CHEROKEE  
TOPANGA CA 90290

4434054094  
DOHERTY,STEPHANIE A  
195 CHEROKEE  
TOPANGA CA 90290

4434054095  
KIDIAN,SOPHIE TR  
21048 PACIFIC COAST HWY  
MALIBU CA 90265

4434054096  
HAYNES,JERRY A AND LINDA I  
197 CHEROKEE  
TOPANGA CA 90290

4434054097  
KATARINA,ANNA  
199 CHEROKEE  
TOPANGA CA 90290

4434054099  
CONEY,ANDRE AND  
1101 CHEROKEE  
TOPANGA CA 90290

4434054100  
PARKER,JENNIFER  
1102 CHEROKEE # 100  
TOPANGA CA 90290

4434054101  
DWYER,SANDI  
1103 CHEROKEE  
TOPANGA CA 90290

4434054102  
CHAVEZ,VICTOR M AND MARIA A  
1104 CHEROKEE  
TOPANGA CA 90290

4434054103  
SOLORZANO,SERGIO A AND  
MARTHA E  
1105 CHEROKEE  
TOPANGA CA 90290

4434054104  
GIEDD,DENNIS D JR AND  
1106 CHEROKEE  
TOPANGA CA 90290

4434054105  
MURRAY,STEPHEN G AND EMMA J  
1107 CHEROKEE  
TOPANGA CA 90290

4434054106  
FEKETE,KAROLY AND  
1108 CHEROKEE  
TOPANGA CA 90290

4434054107  
OLSON,BYRON AND VASSA  
502 HARRISON CIR  
LOCUST GROVE VA 22508

4434054108  
HUNDLEY,MERVIN R II AND  
1110 CHEROKEE  
TOPANGA CA 90290

4434054109  
SMITH,STANLEY E AND CAROL E  
1111 CHEROKEE  
TOPANGA CA 90290

4434054110  
KNEZEVIC,IGOR AND  
1111 MOHAWK  
TOPANGA CA 90290

4434054111  
MEILEN,ROB A TR  
469 BUFFALO BILL CIR  
GOLDEN CO 80401

4434054112  
DIETRICK,HERBERT L AND CAROL A  
1113 MOHAWK SP 112  
TOPANGA CA 90290

4434054113  
KELLEY,STEVEN L  
1114 MOHAWK  
TOPANGA CA 90290

4434054114  
ZATULOVSKY,LEONID AND LARISA  
TRS  
1115 MOHAWK  
TOPANGA CA 90290

4434054115  
BOESCH,MICAH L  
1116 MOHAWK  
TOPANGA CA 90290

4434054117  
JEWELL,BRIAN S  
1118 MOHAWK  
TOPANGA CA 90290

4434054118  
PEREZ,ADRIAN AND WINIFRED  
1119 MOHAWK  
TOPANGA CA 90290

4434054120  
BENEDICTO,CARLOS AND JESUSA  
1121 MOHAWK 120  
TOPANGA CA 90290

4434054124  
REZNIKOFF,MARC  
1125 MOHAWK  
TOPANGA CA 90290

4434054125  
FRIERSON,HORACE R TR  
274 QUADRO VECCHIO DR  
PACIFIC PLSDS CA 90272

4434054126  
LORD,SOPHIE AND  
1127 MOHAWK  
TOPANGA CA 90290

4434054127  
LINSTROM,RICHARD AND TERRY  
1128 MOHAWK  
TOPANGA CA 90290

4434054129  
HERITAGE HOLDINGS CAPITAL LLC  
12018 CENTRAL AVE  
CHINO CA 91710

4434054131  
POLIFKA,MARK AND SANDRA  
1132 MOHAWK  
TOPANGA CA 90290

4434054132  
COLIMA,LISA  
197 CHEROKEE  
TOPANGA CA 90290

4434054134  
GERMAN,BETH A AND  
1135 MOHAWK  
TOPANGA CA 90290

4434054135  
MEAD,TUA L TR  
3903 BELLAIRE BLVD  
HOUSTON TX 77025

4434054136  
CAHILL,DEBORAH A  
22002 PRAIRIE ST  
CHATSWORTH CA 91311

4434054137  
MUSTANG MOTELS INC  
12018 CENTRAL AVE  
CHINO CA 91710

4434054138  
KRUTIK,ROSTISLAV AND DIANA  
1139 MOHAWK  
TOPANGA CA 90290

4434054139  
WESSLER,CINDY L  
1140 MOHAWK  
TOPANGA CA 90290

4434054140  
SCHWARZ,WENDOLYN  
15 BELFORT  
NEWPORT COAST CA 92657

4434054141  
RADFORD,GARY A  
1168 AZTEC # 141  
TOPANGA CA 90290

4434054142  
PEROCK,ROBERT F CO TR  
5539 ROYER AVE  
WOODLAND HLS CA 91367

4434054143  
STODDART,ROGER C AND DULCE M  
1170 AZTEC  
TOPANGA CA 90290

4434054145  
SHORES,A ANDREW AND  
CLAUDETTE  
212 CARROLL CANAL  
VENICE CA 90291

4434054146  
FOMALONT,PAMELA H  
1173 AZTEC 146  
TOPANGA CA 90290

4434054149  
GONZALEZ,PATRICIA  
1176 AZTEC  
TOPANGA CA 90290

4434054150  
SHENKMAN,MARC  
5016 N PARKWAY CALABASAS 200  
CALABASAS CA 91302

4434054151  
DE SILVA,DINESH AND HARSHINI A  
1178 AZTEC  
TOPANGA CA 90290

4434054152  
SHORE,MICHAEL AND  
1179 AZTEC  
TOPANGA CA 90290

4434054153  
GOTT,RODNEY C JR  
1180 AZTEC SP 153  
TOPANGA CA 90290

4434054156  
BECKMEIER,FREDERICK AND  
1183 AZTEC  
TOPANGA CA 90290

4434054157  
GOTT,GEOFFREY M AND  
1184 AZTEC  
TOPANGA 90290

4434054158  
EARLY,FRANK III AND MARTHA  
1185 AZTEC  
TOPANGA CA 90290

4434054159  
REGAL,JAIME L AND CAMILLE E  
1186 AZTEC  
TOPANGA CA 90290

4434054160  
MORELOCK,MARYLOU  
1187 AZTEC  
TOPANGA CA 90290

4434054163  
FOROUHAR,LEILA  
1190 AZTEC  
TOPANGA CA 90290

4434054165  
FRAZIER,TANYA AND  
1192 AZTEC  
TOPANGA CA 90290

4434054166  
PHAM,PHUONG  
1193 AZTEC  
TOPANGA CA 90290

4434054167  
GAGE,DAVID J  
1194 AZTEC # 167  
TOPANGA CA 90290

4434054169  
MORRESI,LUCIA  
1196 AZTEC  
TOPANGA CA 90290

4434054170  
KNIGHT,SAGE AND  
1206 SURP LN  
TOPANGA CA 90290

4434054171  
ZAOUK,SANDRA TR  
1205 SUPI LN  
TOPANGA CA 90290

4434054172  
SLAY,JOHN C AND  
1204 SUPI LN  
TOPANGA CA 90290

4434054175  
BROWN,DAVID  
1201 SUPI LN  
TOPANGA CA 90290

4434054176  
FEBRING,MIRIAM C TR  
1133 MOHAWK  
TOPANGA CA 90290

4434054177  
ROSE,KAREN E TR  
1200 SUPI LN  
TOPANGA CA 90290

4434054180  
ZEYEN,TERRY AND SHERYL TRS  
1197 SUPI LN  
TOPANGA CA 90290

4434054181  
JENSHUS,EARL  
1167 CHEROKEE  
TOPANGA CA 90290

4434054182  
DOOLIN,PAUL L AND JILL D  
1166 CHEROKEE  
TOPANGA CA 90290

4434054183  
BURNHAM,PAMELA R  
1165 CHEROKEE  
TOPANGA CA 90290

4434054184  
SOLOMON,KENNETH I  
1164 CHEROKEE  
TOPANGA CA 90290

4434054185  
CASTELLUCCI,IAN  
1163 CHEROKEE  
TOPANGA CA 90290

4434054188  
ZHENG,ZHIHONG AND  
1157 COMANCHE  
TOPANGA CA 90290

4434054191  
GRABOWSKI,NEAL L AND  
12018 CENTRAL AVE  
CHINO CA 91710

4434054192  
ROSENTHAL,KIMBERLY A  
1161 COMANCHE  
TOPANGA CA 90290

4434054193  
TICE,ALAN R AND ANDREA J  
1155 COMANCHE  
TOPANGA CA 90290

4434054196  
GRABOWSKI,PATRICK F JR AND  
12018 CENTRAL AVE  
CHINO CA 91710

4434054197  
SPIKER,JACK A AND DAWN M  
1151 COMANCHE  
TOPANGA CA 90290

4434054198  
PLACER,WILLIAM L  
1147 APACHE  
TOPANGA CA 90290

4434054199  
ACKERMAN,SUSAN  
1148 APACHE  
TOPANGA CA 90290

4434054200  
KEYVANFAR,NADER  
P O BOX 992  
WOODLAND HILLS CA 91365

4434054201  
WOLHFORD,PATTI D  
24025 PARK SORRENTO STE 210  
CALABASAS CA 91302

4434054203  
KRAVITZ REID,SANDRA E  
1145 APACHE  
TOPANGA CA 90290

4434054204  
BENTLEY,NEIL G AND SANDRA D  
1144 APACHE  
TOPANGA CA 90290

4434054205  
MULLINS,CHRISTINE M  
1143 APACHE  
TOPANGA CA 90290

4434054206  
CHAN,MICHAEL CO TR  
1076 LAMBOURNE PL  
OAK PARK CA 91377

4434054207  
ZIMMITTI,COLLEEN C  
132 PUEBLO LN  
TOPANGA CA 90290

4434054208  
YOUNG,DONNA L  
131 PUEBLO LN SPC 208  
TOPANGA CA 90290

4434054209  
CHURCHILL,JOSEPH B  
130 PUEBLO LN  
TOPANGA CA 90290

4434054210  
MIYAKUNI,WAKAKO  
129 PUEBLO LN  
TOPANGA CA 90290

4434054211  
WERNER,DEBORAH  
128 PUEBLO LN  
TOPANGA CA 90290

4434054212  
HARPER,MARJORY  
127 PUEBLO LN  
TOPANGA CA 90290

4434054213  
PIEKAAR,CAROL  
126 PUEBLO LN  
TOPANGA CA 90290

4434054215  
CARNICELLI,CANDACE S  
124 PUEBLO LN  
TOPANGA CA 90290

4434054216  
KURETSKI,PHILIP J  
123 PUEBLO LN  
TOPANGA CA 90290

4434054219  
GARRIGAN,SUSAN R  
1303 ZUNI LN  
TOPANGA CA 90290

4434054220  
GRIEL,THOMAS O  
1304 ZUNI LN  
TOPANGA CA 90290

4434054222  
TOP O TOPANGA COMMUNITY ASSN  
1275 CENTER COURT DR  
COVINA CA 91724

4434054227  
GUNN,WILLIAM AND CHRISTINA  
1124 MOHAWK  
TOPANGA CA 90290

4434054228  
IPAKTCHIAN,DEREK C TR  
6323 RESEDA BLVD # 53  
TARZANA CA 91335

4434054229  
LEE,JUDY K  
144 APACHE  
TOPANGA CA 90290

4434054230  
SEEBERG,THOMAS AND MARILYN  
154 NAVAJO LN  
TOPANGA CA 90290

4434054231  
ALTERMAN,LINDA  
160 APACHE  
TOPANGA CA 90290

4434054235  
BUTTOLPH,PHILIP D TR  
3600 COOLIDGE AVE  
LOS ANGELES CA 90066

4434054237  
PARAN,IRAJ AND HIVA  
1305 ZUNI LN  
TOPANGA CA 90290

4434054240  
JENSEN,BJORN R AND SUZANNE B  
138 PUEBLO LN  
TOPANGA CA 90290

4440001008  
HUTER,HERMANN R  
2215 COLBY AVE  
LOS ANGELES CA 90064

4440001012  
POMERANZ,NORM  
P O BOX 67603  
LOS ANGELES CA 90067

4440001014  
MUSETTI,CHRISTINE L  
1759 HAPPY TRL  
TOPANGA CA 90290

4440002006  
WOOTTEN,LAYNE M  
3006 FINCH ST  
LOS ANGELES CA 90039

4440002007  
CAPITAL INVESTMENT ENT  
3097 S DECATUR BLVD  
LAS VEGAS NV 89102

4440002010  
WITHMORY,OSCAR AND CRISTINA  
7351 FALLBROOK AVE  
WEST HILLS CA 91307

4440002012  
LEWIS,GEORGE AND JOSEFINA  
15148 GREENLEAF ST  
SHERMAN OAKS CA 91403

4440002013  
LAWRENCE,SARAH F TR  
20340 CHAPTER DR  
WOODLAND HLS CA 91364

4440002014  
THOMAS,RICHARD J  
1742 HAPPY TRL  
TOPANGA CA 90290

4440002016  
REAGAN,STEPHANIE  
21024 JOLLY TR  
TOPANGA CA 90290

4440003003  
ARMSTRONG,CARRIE M  
1729 HAPPT TRI  
TOPANGA CA 90290

4440003004  
PUNDYK,JOSEPH M AND COLLEEN C  
PO BOX 5172  
WEST HILLS CA 91308

4440003008  
ARMSTRONG,KARL R AND CARRIE M  
1729 HAPPY TRL  
TOPANGA CA 90290

4440003019  
KING,SANFORD B AND NANCY  
P O BOX 308  
TOPANGA CA 90290

4440004002  
CASERES,ARMIDA  
1737 HAPPY TRL  
TOPANGA CA 90290

4440004005  
ALLER,MICHELE  
1725 IMPERIAL TRL  
TOPANGA CA 90290

4440004006  
FRANEY,EDWARD AND  
1706 HAPPY TRL  
TOPANGA CA 90290

4440004013  
CASERES,EDWARD AND ARMIDA  
1737 HAPPY TRL  
TOPANGA CA 90290

4440005001  
STEHELIN,ETIENNE  
8551 CANOGA AVE  
CANOGA PARK CA 91304

4440005004  
SERCARZ,ELI E AND RABYN B TRS  
1635 N TOPANGA CANYON BLVD  
TOPANGA CA 90290

4440005011  
SCHROEDER,SCOTT AND ROBBYE  
1579 N TOPANGA CANYON BLVD  
TOPANGA CA 90290

4440005012  
JANECZKO,MICHAEL A AND  
JACQUALYN  
505 GRANT AVE  
LOUISVILLE CO 80027

4440005015  
MORRISON,JOHN H AND SHARON E  
TRS  
1585 N TOPANGA CANYON BLVD  
TOPANGA CA 90290

4440005016  
SLATER,ANGELA M  
1605 N TOPANGA CANYON BLVD  
TOPANGA CA 90290

4440005017  
ALLAN,AARON P AND ADRIANE  
1680 HAPPY TRL  
TOPANGA CA 90290

4440006002  
RADSTROM,RON AND YOSHIMI  
1569 N TOPANGA CANYON BLVD  
TOPANGA CA 90290

4440006006  
ZIMMERMAN,WILLIAM AND  
1521 N TOPANGA CANYON BLVD  
TOPANGA CA 90290

4440006015  
MCCARTY,MAXINE R  
1575 N TOPANGA CANYON BLVD  
TOPANGA CA 90290

4440006017  
HENLEY,MARK W  
1491 N TOPANGA CANYON BLVD  
TOPANGA CA 90290

4440006019  
WILBUR,J L AND ELIZABETH A TRS  
2708 2ND ST  
SANTA MONICA CA 90405

4440007062  
CIANCI,LISA A  
1713 WEST TRL  
TOPANGA CA 90290

4441001038  
JORDAN-DOVI,LORI A AND  
20845 CHENEY DR  
TOPANGA CA 90290

4441001039  
AGUILAR,STEVE R AND RENEE C TRS  
20851 CHENEY DR  
TOPANGA CA 90290

4441007002  
CARLISI PARTNERSHIP  
10847 VAN OWEN  
NORTH HOLLYWOOD CA 91605

4441009001  
PARRIS,KAREN L  
10115 BRIDLEVALE DR  
LOS ANGELES CA 90064

4441009003  
YANNARELLA,RODOLFO C TR  
BOX 1742  
PACIFIC PALISADES CA 90272

4441010003  
BAUCH,DANIEL J AND CYNTHIA A  
20670 CALLON DR  
TOPANGA CA 90290

4441027001  
TOPANGA COMMUNITY CLUB  
PO BOX 652  
TOPANGA CA 90290

4441027004  
SMITH,LISA  
1440 BRIDGEGATE DR # 300  
DIAMOND BAR CA 91765

4441027005  
COOK,EDWIN JR AND LINDA TRS  
5266 BINDEWALD RD  
TORRANCE CA 90505

4441027006  
KAL CORP AND  
2155 RIMCREST DR  
GLENDALE CA 91207

4441027007  
BURKE,JOHN F ET AL  
819 FERNWOOD PACIFIC DR  
TOPANGA CA 90290

4441027012  
ILLIONS,SHARON E TR  
1407 S NUTWOOD ST  
ANAHEIM CA 92804

4441027016  
RODRIGUEZ,JOEL  
9745 JEFFREY CT  
FONTANA CA 92335

4441027017  
ALLAN,WILLIAM  
231 1/2 SHELDON ST  
EL SEGUNDO CA 90245

4441028001  
WILSHIRE WEST HOTEL AND  
4160 MARIPOSA DR  
SANTA BARBARA CA 93110

4441028002  
ALLAN,DOUGLAS M AND GLORIA L  
20942 CHENEY DR  
TOPANGA CA 90290

4441028005  
TONE,PEIRSON F AND KRISTIN D  
20960 CHENEY DR  
TOPANGA CA 90290

4441028024  
ROSE,WILLIAM B AND  
3642 LA CRESCENTA AVE  
GLENDALE CA 91208

4441028025  
EVANS,BERNARD G AND CAROLYN R  
P O BOX 710  
TOPANGA CA 90290

4441029003  
MOLINA,BRONWYN P  
640 FREEPORT LN  
OXNARD CA 93035

4441029006  
JENSEN,CHARLES AND ANGELA  
20916 KELLER RD  
TOPANGA CA 90290

4441029016  
PORTER,ANETHIA S  
21914 BELSHIRE AVE NO 7  
HAWAIIAN GDNS CA 90716

4441029017  
KIM,HAKSE AND OK RAN  
1548 N TOPANGA CANYON BLVD  
TOPANGA CA 90290

4441029025  
MACHOWSKI,JAMES W  
20933 CHENEY DR  
TOPANGA CA 90290

4441029034  
BOHAN,DEBORAH E  
20922 KELLER RD  
TOPANGA CA 90290

4441029036  
ZENO,A B AND  
20911 OZARK WALK  
TOPANGA CA 90290

4441030002  
YU,FRANCIS AND LUCY TR  
3329 AVENIDA HACIENDA  
ESCONDIDO CA 92029

4441030004  
BARRETT,JAMES G TR  
908 RECTOR PL  
LOS ANGELES CA 90029

4441030007  
SVED,SAMUEL AND JOANNE  
22531 CASS AVE  
WOODLAND HILLS CA 91364

4441030008  
SVED,SAMUEL AND JOANNE  
22531 CASS AVE  
WOODLAND HLS CA 91364

4441030009  
STANLEY,JOSEPH  
1660 N TOPANGA CANYON BLVD  
TOPANGA CA 90290

4441030010  
JOHNSON,GARY D AND MICHELE R  
1725 ARTIQUE RD  
TOPANGA CA 90290

4441030030  
VINEBERG,SCOTT A  
1351 ESPLANADE AVE  
MONTREAL CANADA 00000

4441031022  
EASTERN KEYSTONE INC  
P O BOX 2446  
NORTH HILLS CA 91343

4441031033  
DOUCETTE,DUANE M AND  
3434 TWIN LAKE RDG  
WESTLAKE VILLAGE CA 91361

4441031047  
DOUCETTE,DUANE M  
10856 AGOURA RD F10  
AGOURA HILLS CA 91301

4441033010  
DOURIS,MARY E  
1810 ARTEIQUE RD  
TOPANGA CA 90290

4441033030  
HOLT,JAMES JR CO TR  
1750 ARTEIQUE RD  
TOPANGA CA 90290

4441033032  
ENGSTAD,PAL K AND NATASHA E  
1817 IOWA TRL  
TOPANGA CA 90290

4441033036  
BONAPARTE,LOUIS J  
1810 1/2 ARTEIQUE RD  
TOPANGA CA 90290

4441034002  
MAHR,STEPHEN  
1795 TWINSLOPE TRL  
TOPANGA CA 90290

4441034006  
MEINDL,JUDI ANN D  
1821 ARTEIQUE RD  
TOPANGA CA 90290

4441034012  
STEINMAN,DAVID  
1801 CHART TRL  
TOPANGA CA 90290

4441034025  
GILL,DANIEL H  
1792 CHART TRL  
TOPANGA CA 90290

4441034027  
ADAMSON,SCOTT  
12021 WILSHIRE BLVD NO 292  
LOS ANGELES CA 90025

4441034030  
SCHNEIDER,THOMAS G AND ALEXIS  
1825 HELMET TRL  
TOPANGA CA 90290

4441034033  
KIMBELL,DONAL C AND  
1771 ARTEIQUE RD  
TOPANGA CA 90290

4441034034  
COLLADAY,CHARLES A AND  
1791 CHART TRL  
TOPANGA CA 90290

4441034044  
BRISKMAN,BRIAN AND DANA  
1803 ARTEIQUE RD  
TOPANGA CA 90290

4441035004  
WHITEDEER,LINDA R AND  
728 E AVENUE K  
LANCASTER CA 93535

4441035010  
ANDERSON,BRYCE AND  
1759 ARTEIQUE RD  
TOPANGA CA 90290

4441035011  
ERICKSON,STEVE CO TR  
1755 ARTEIQUE RD  
TOPANGA CA 90290

4441035018  
RUSSO,MICHAEL J AND NANINE M  
1733 ARTEIQUE RD  
TOPANGA CA 90290

4441035032  
ERICKSON, STEVE CO TR  
1755 ARTEIQUE RD  
TOPANGA CA 90290

4441035039  
MICHAELS,YOLANDE  
1757 ARTEIQUE RD  
TOPANGA CA 90290

4441036001  
HAHN,FRANZ AND META  
7527 ASMAN AVE  
WEST HILLS CA 91307

4441036007  
GALLUP,ANITA D AND  
21151 SKYLARK DR  
LAKE FOREST CA 92630

4441036019  
FRANZ,GREGORY AND KIMBERLY  
1766 CALIFORNIA TRL  
TOPANGA CA 90290

4441038001  
REAL COOL CORPORATION  
P O BOX 2662  
MALIBU CA 90265

4441038002  
SZASZ,STEPHEN  
16910 LIGGETT ST  
NORTHRIDGE CA 91343

4441038003  
SABOL,DAVID E  
5393 SMOKETREE AVE  
TWENTYNINE PALMS CA 92277

4441038006  
RASMUSSEN,ERIC  
1705 N TOPANGA CANYON BLVD  
TOPANGA CA 90290

4441038010  
MATARE,FELICE  
P O BOX 954  
TOPANGA CA 90290

4441038011  
DOWNS,JOHN  
29633 CENTRAL AVE  
CASTAIC CA 91384

4441039008  
CLEMENS,JOHN  
1763 TIGER TRL  
TOPANGA CA 90290

4462003032  
POSNER,GREGORY F AND LISA  
28884 LAKE VISTA DR  
AGOURA HILLS CA 91301

4462003037  
KATZ,LARRY TR  
28880 LAKE VISTA DR  
AGOURA HILLS CA 91301

4462003038  
NEGATIVE ASSET LTD PARTNERSHIP  
3707 5TH AVE NO 812  
SAN DIEGO CA 92103

4462003039  
FOX KNOLL I LLC  
3707 5TH AVE #812  
SAN DIEGO CA 92103

4462003041  
AQUARIUS FAMILY LIMITED  
28888 LAKE VISTA DR  
AGOURA HILLS CA 91301

4462004022  
MALIBU LAKE MOUNTAIN CLUB LTD  
29033 LAKE VISTA DR  
AGOURA CA 91301

4462005010  
TEXTOR,ROBERT AND ALEXANDRA  
TRS  
29157 PAIUTE DR  
AGOURA CA 91301

4462005011  
MALIBU MOUNTAIN VIEW ESTATES  
LP  
26560 AGOURA RD # 101  
CALABASAS CA 91302

4462005013  
GUNN,KARL TR  
29210 S LAKESHORE DR  
AGOURA CA 91301

4462005014  
KASCO LP  
26560 AGOURA RD # 101  
CALABASAS CA 91302

4462005016  
OSKOW,BRAD  
29205 CRAGS DR  
AGOURA CA 91301

4462005018  
LEIGHT SALES CO INC  
29153 CRAGS DR  
AGOURA HILLS CA 91301

4462006010  
VYHOVSKY,MICHAEL  
10852 BOZZOLO ST  
LAS VEGAS NV 89141

4462006015  
MANTOOTH,ROBERTA K  
1931 OLIVERA DR  
AGOURA CA 91301

4462006016  
MANTOOTH,STANLEY C AND  
ROBERTA K  
1931 OLIVERA DR  
AGOURA CA 91301

4462006017  
ATTAR,MAURICE DECD EST OF  
20 S VENICE BLVD  
VENICE CA 90291

4462006018  
ROBERTS,THANE  
602 ASHLAND AVE NO B  
SANTA MONICA CA 90405

4462006019  
HAPNER,DANIEL A  
29220 CRAGS DR  
AGOURA HILLS CA 91301

4462006020  
HYDE,RICHARD J AND YOLANDA M  
P O BOX 98  
HAWI HI 96719

4462006022  
1950 LLC  
1950 OLIVERA DR  
AGOURA CA 91301

4462006025  
GOIKE,JEREMIAH J  
1946 OLIVERA DR  
AGOURA HILLS CA 91301

4462006026  
GRECO,DANIEL L  
1904 OLIVERA DR  
AGOURA CA 91301

4462006027  
TERWILLIGER,WILLIAM R AND  
LESLEY  
29251 CIRCLE DR  
AGOURA CA 91301

4462006029  
WATERMAN,DOUGLAS L AND JANE  
W  
29241 CIRCLE DR  
AGOURA CA 91301

4462006033  
HOLMES,MARK B AND  
1242 W SAN GABRIEL AVE  
FRESNO CA 93705

4462006034  
LIEBERMAN,CHARLES A  
1923 OLIVERA DR  
AGOURA HILLS CA 91301

4462007001  
HAUN,MICHAEL  
29168 CRAGS DR  
AGOURA HILLS CA 91301

4462007002  
ONE UP DEVELOPMENT LLC  
29168 CRAGS DR  
AGOURA CA 91301

4462007003  
POWELL,DOUGLAS  
29160 CRAGS DR  
AGOURA CA 91301

4462007004  
OUELLETTE,MARY J DECD EST OF  
4206 TORREON PL  
WOODLAND HLS CA 91364

4462007021  
TRUJILLO,VICKI ET AL  
PO BOX 305  
CATHEYS VALLEY CA 95306

4462007022  
JASIUNAS,JOHN  
29242 CIRCLE DR  
AGOURA HILLS CA 91301

4462007024  
KULPER,MARK  
2899 AGOURA RD NO 269  
WESTLAKE VILLAGE CA 91361

4462007026  
HAGEN,BRENDA AND  
450 CRESTHILL DR  
OAK PARK CA 91377

4462007028  
RAINS,FOSTER AND JEANNE M  
29276 CIRCLE DR  
AGOURA HILLS CA 91301

4462007033  
MILLER,KATHERINE  
1850 OLIVERA DR  
AGOURA HILLS CA 91301

4462007039  
CARHART,TIMOTHY AND LORI TRS  
29228 CIRCLE DR  
AGOURA CA 91301

4462007040  
NELSON,LOIS J  
1115 W 81ST PL  
LOS ANGELES CA 90044

4462007041  
HARRISON,DAVID AND JOY S  
29224 CIRCLE DR  
AGOURA HILLS CA 91301

4462007042  
GEESEN,ERIC AND  
21239 VELICATA ST  
WOODLAND HLS CA 91364

4462034001  
WATKINS,MIKE AND KATHY TRS  
28835 LAKE VISTA DR  
AGOURA CA 91301

4462034003  
LOUVAT,BERNARD AND CAROLE  
28855 LAKE VISTA DR  
AGOURA HILLS CA 91301

4464001907  
STATE OF CALIFORNIA  
30000 MULHOLLAND HWY  
CORNELL CA 91301

4464004002  
A P REILLY FOUNDATION  
30188 MULHOLLAND HWY  
AGOURA CA 91301

4464004008  
HONDA,DAVID AND YOLANDA  
19650 KINZIE ST  
NORTHRIDGE CA 91324

4464004014  
FEINGOLD,RODD AND DENA  
30100 MULHOLLAND HWY  
AGOURA HILLS CA 91301

4464004015  
IDYLL PROPERTIES LLC  
PO BOX 7890  
VAN NUYS CA 91409

4464004017  
STETSON,JOHN S AND SUSAN L TRS  
30124 MULHOLLAND HWY  
AGOURA CA 91301

4464005001  
WARDEN,JACK AND VANDA TRS  
21241 VENTURA BLVD NO 149  
WOODLAND HLS CA 91364

4464005002  
JONES,GARY AND JEAN  
30330 MULHOLLAND HWY  
AGOURA HILLS CA 91301

4464005008  
STURGIS,DAVID AND DOREEN D  
30366 CORNELL SCHOOL RD  
AGOURA HILLS CA 91301

4464005009  
VIDEGAIN,ERIC AND  
30346 CORNELL SCHOOL RD  
AGOURA HILLS CA 91301

4464005010  
POPHAM,CHARLES AND CYNTHIA  
TRS  
30330 CORNELL SCHOOL RD  
CORNELL CA 91301

4464005015  
SAVKO,EDWARD AND VERONICA  
TRS  
30354 MULHOLLAND HWY  
CORNELL CA 91301

4464005016  
BIRDSALL,BRIAN J AND MARY E  
30360 MULHOLLAND HWY  
AGOURA HILLS CA 91301

4464006009  
HANSEN,THOMAS TR  
808 WILSHIRE BLVD FLR 4  
SANTA MONICA CA 90401

4464006010  
GARCIA,MARIA  
578 WATER OAK LN  
OAK PARK CA 91377

4464007013  
ZUTAUT,THOMAS L  
1952 HAZEL NUT CT  
AGOURA HILLS CA 91301

4464007023  
OHERLIHY,CORMAC CO TR  
1921 HAZEL NUT CT  
AGOURA HILLS CA 91301

4464007026  
HOFFMAN,ROBERT S AND JULIE W  
1936 HAZEL NUT CT  
AGOURA HILLS CA 91301

4464007027  
BOYLE,PAULINE E TR  
1920 HAZEL NUT CT  
AGOURA HILLS CA 91301

4464007028  
LAVENDER,JASON E AND CARLY N  
1908 HAZEL NUT CT  
AGOURA HILLS CA 91301

4464007029  
CLIFFORD,JEFFREY A AND  
1903 HAZEL NUT CT  
AGOURA HILLS CA 91301

4464008013  
ORMEROD, RON  
650 LATIGO CANYON RD  
MALIBU CA 90265

4464008021  
KRAWCZYK, JON E ABD  
515 LATIGO CANYON RD  
MALIBU CA 90265

4464008039  
SIMINOU, BABAK ET AL  
14250 VENTURA BLVD 2 FLR  
SHERMAN OAKS CA 91423

4464008040  
GONZALEZ, JOHN E AND JENNIFER L  
PO BOX 6396  
MALIBU CA 90264

4464010001  
MERCER, DAVID  
717 LATIGO CANYON RD  
MALIBU CA 90265

4464010002  
MALIBU SEA BREEZE  
28955 PACIFIC COAST HWY STE 210  
MALIBU CA 90265

4464010004  
SAHAFI, LADAN  
121 NIGHTHAWK  
IRVINE CA 92604

4464010006  
HEJAZI, ARMAGHAN  
18158 SCHOENBORN ST  
NORTHRIDGE CA 91325

4464010008  
HART, PHIL AND BETTY  
8448 HILLHEAD CIR  
HUNTINGTN BCH CA 92646

4464010010  
SAHAFI, MEHRUZ W TR  
31739 PACIFIC COAST HWY  
MALIBU CA 90265

4464011001  
RODGERS, ANTHONY D  
9626 E PEAK VIEW ROAD  
SCOTTSDALE AZ 85262

4464011031  
LEESE, HOWARD M  
593 THRIFT RD  
MALIBU CA 90265

4464011034  
HUSCH, STEVEN AND NATALIE  
615 THRIFT RD  
MALIBU CA 90265

4464011035  
MALIBU HIGHLANDS MAINTENANCE  
P O BOX 848  
PORT HUENEME CA 93044

4464011036  
PARKER, ROBERT D AND MANUELA  
3958 E GAVE RD  
PHOENIX CA 85044

4464012014  
BEETLEY, KIRK AND MARIA  
520 THRIFT RD  
MALIBU CA 90265

4464012016  
PAEK, STEVE AND  
3435 WILSHIRE BLVD # 3040  
LOS ANGELES CA 90010

4464012021  
BOWES, CANDACE  
31425 BIRDELLA RD  
MALIBU CA 90265

4464012023  
CACCAMISE, JOSEPH AND AIDA TRS  
31415 BIRDELLA RD  
MALIBU CA 90265

4464012037  
BOLDT, MATTHIAS  
31351 BIRDELLA RD  
MALIBU CA 90265

4464012040  
BUCKLEY, MARGARET G TR  
31435 BIRDELLA RD  
MALIBU CA 90265

4464013006  
EDMAN, DOUGLAS L  
512 THRIFT RD  
MALIBU CA 90265

4464013012  
PETERSON, WILLIAM A TR  
5 CURL DR  
CORONA DL MAR CA 92625

4464013021  
PEARSON, JAMES AND BETH  
780 LATIGO CANYON RD  
MALIBU CA 90265

4464013027  
ORDANOU, MARIE H  
PO BOX 4965  
WEST HILLS CA 91308

4464013034  
LANIER, T DALE  
31422 BIRDELLA RD  
MALIBU CA 90265

4464014010  
COASTAL GROUP INC  
PO BOX 1059  
LOMPOC CA 93438

4464014011  
COASTAL GROUP INC  
PO BOX 1059  
LOMPOC CA 93438

4464014012  
KAMEN, MICHAEL D CO TR  
31418 BIRDELLA RD  
MALIBU CA 90265

4464014015  
BAKTIARIAN, ZVART TR ET AL  
13146 GAULT ST  
N HOLLYWOOD CA 91605

4464014021  
WESTCOTT,MARK AND CAROL  
31342 BIRDELLA RD  
MALIBU CA 90265

4464015001  
CONNOLLY,RICHARD AND  
KIMBERLY  
22766 SADDLE PEAK RD  
TOPANGA CA 90290

4464026010  
MARCELLO,DIANNA  
3805 DAVIDS RD  
AGOURA HILLS CA 91301

4464026012  
VTC MALIBU PROPERTIES  
900 LATIGO CANYON RD  
MALIBU CA 90265

4472033008  
MCCOY,DENNIS CO TR  
2820 TOWNSGATE RD # 206  
WESTLAKE VLG CA 91361

4472033010  
PARK,KYONG M AND BU CHA  
1310 COUNTRY RANCH RD  
WESTLAKE VILLAGE CA 91361

4472033012  
CELLAMARE,GAETANO AND  
CATERINA  
1520 COUNTRY RANCH RD  
WESTLAKE VLG CA 91361

4472033016  
LEMMENS,RICHARD W AND ALICE I  
1427 COUNTRY RANCH RD  
WESTLAKE VILLAGE CA 91361

4472033017  
ZEILE,KARL AND DIAN TRS  
1447 COUNTRY RANCH RD  
WESTLAKE VILLAGE CA 91361

4472033018  
786 LLC  
1467 COUNTRY RANCH RD  
WESTLAKE VILLAGE CA 91361

4472033019  
MAHONEY,EDWARD J AND LAURIE H  
1487 COUNTRY RANCH RD  
WESTLAKE VILLAGE CA 91361

4472033020  
EGAN,DANIEL J AND JAMIE L  
1350 COUNTRY RANCH RD  
WESTLAKE VLG CA 91361

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Rich Masters  
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Pasadena, CA 91109

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Calabasas, CA 91302

Supervisor Zev Yaroslavky  
Ben Saltsman  
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PO Box 352  
Topanga, CA 90290

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Dennis Washburn  
N Topanga Canyon Blvd  
Topanga, CA 90290

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